

**REYNOLDS PAMELA M L/E/
2933 RIVERBEND WALK
FERNANDINA BEACH, FL 32034**

00-00-30-0440-0021-0000

BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY								PAGE 1 of 1				2			
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY															
Exterior Wall	10	ABOVE AVG 100	0500	12	3,017	185.1776		292.58		882,714	2021	2021	0	0	0	1.00	99.00	VALUATION BY								STANDARD					
Roof Structur	03	GABLE/HIP 100	1 SFR CUST - 100% - 2022													Heated Area: 2454				HX Base Yr 2022				Tax Group: 2				Tax Dist:			
Roof Cover	03	COMP SHNGL 100																						BUILDING MARKET VALUE				873,887			
Interior Wall	05	DRYWALL 100																						TOTAL MARKET OB/XF VALUE				29,367			
Interior Floo	11	CLAY TILE 80																						TOTAL LAND VALUE - MARKET				250,000			
Interior Floo	14	CARPET 20																						TOTAL MARKET VALUE				1,153,254			
Air Condition	03	CENTRAL 100																						SOH/AGL Deduction				552,856			
Heating Type	04	AIR DUCTED 100																						ASSESSED VALUE				600,398			
Bedrooms		3 100																						TOTAL EXEMPTION VALUE				HX HB 50,722			
Bathrooms		2.5 100																						BASE TAXABLE VALUE				540,676			
Bathrooms																								TOTAL JUST VALUE				1,153,254			
Frame	02	WOOD FRAME 100																						NCON VALUE				2,512			
Stories	1.	1. 100																						INCOME VALUE							
Units		0 100																						PREVIOUS YEAR MKT VALUE				871,179			