LOT 27
RIVERBEND PBK 8/182

SMITH MARC H & SUSAN MOORE
2957 RIVERBEND WALK
FERNANDINA BEACH, FL 32034

2025

00-00-30-0440-0027-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	03	Quality Level 03

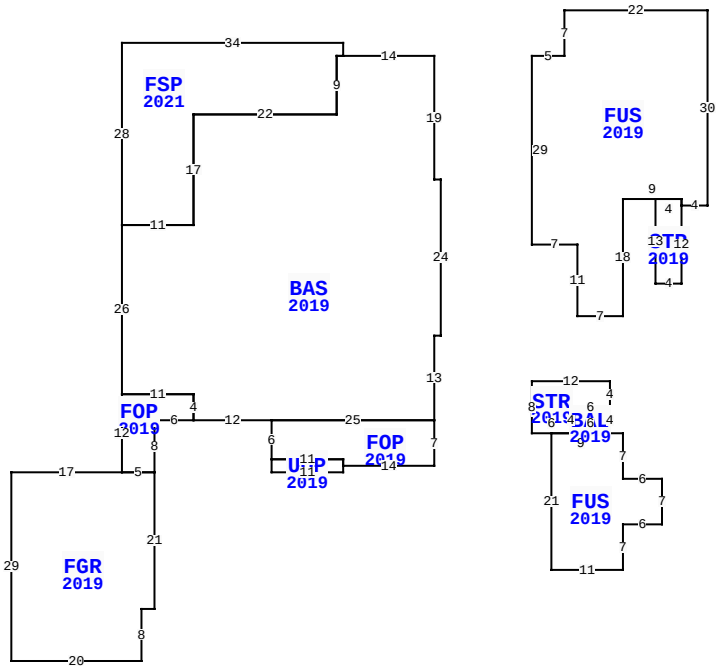
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 2038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	24	15	2019	4	1,158
BAS	2,184	100	2019	2,184	632,379
FGR	622	55	2019	342	99,026
FOP	84	30	2019	25	7,239
FOP	164	30	2019	49	14,188
FSP	552	40	2021	221	63,991
FUS	273	100	2019	273	79,048
FUS	927	100	2019	927	268,413
STR	52	10	2019	5	1,447
STR	72	10	2019	7	2,027
TOTALS	4,976			4,041	1,170,075

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	4,041	187.0000	295.46	1,193,954	2019	2019	0	0	0	2.00	98.00

1 SFR CUST – 0% - 2025 Heated Area: 3384 HX Base Yr



** This building has 11 Sub-Areas

2957 RIVERBEND WALK, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/12/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,170,075
TOTAL MARKET OB/XF VALUE	22,476
TOTAL LAND VALUE - MARKET	250,000
TOTAL MARKET VALUE	1,442,551
SOH/AGL Deduction	0
ASSESSED VALUE	1,442,551
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,442,551
TOTAL JUST VALUE	1,442,551
NCON VALUE	4,987
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,083,025

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2024-0487	THIS PROJECT WILL	46,056	09/06/2024
2024-0445	ABOVE GROUND SPA	8,500	06/04/2024
20200706	ADDITION	0	10/07/2020
20174041	NEW CONSTR	423,525	12/27/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2707/1	4/09/2024	TD	Q	I	03	1,400,000
GRANTOR: QUINLIVAN J MARK REV						
GRANTEE: SMITH MARC H & SUSA						
2370/1326	6/16/2020	WD	Q	I	01	700,000
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: QUINLIVAN J MARK RE						

BUILDING NOTES

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2019	2019	3	98	1,960	
2	0855	CONC PAVER	0	0	0	0	1,583.00	SF	10.00	10.00	100	2019	2019	3	97	15,355	
3	0476	VF 6 SBPL	0	0	0	0	168.00	LF	32.00	32.00	100	2021	2021	3	96	5,161	

BUILDING DIMENSIONS

BAS=[YR=2019;ORIG=0,0] W14 W1 S9 W22 S17 W11 S26 E11 S4 E12 E25 N13 E1 N24 W1 N19 $
FUS=[YR=2019;ORIG=15,0] E5 N7 E22 S30 W4 N1 W9 S18 W7 N11 W7 N29 $
FGR=[YR=2019;ORIG=-48,64] W17 S29 E20 N8 E2 N21 W5 $
FSP=[YR=2021;ORIG=-14,0] N2 W34 S28 E11 N17 E22 N9 E1 $
FUS=[YR=2019;ORIG=27,58] E2 S7 E6 S7 W6 S7 W11 N21 E9 $
FOP=[YR=2019;ORIG=-25,56] S6 E11 S1 E14 N7 W25 $
FOP=[YR=2019;ORIG=-48,52] S12 E5 N8 E6 N4 W11 $
STR=[YR=2019;ORIG=15,50] E12 S4 W6 S4 W6 N8 $
STR=[YR=2019;ORIG=38,23] S12 W4 N13 E4 S1 $
BAL=[YR=2019;ORIG=27,54] S4 W6 N4 E6 $

LAND DESCRIPTION

TOTAL OB/XF 22,476

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	0		R-3	0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000							

REVIEW DATE 11/29/2021 BY DJ Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 07/30/2025 BY SYS