



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
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	4,217	175.6304	277.50	1,170,218	2022	2022	0	0	0	0.50	99.50	VALUATION BY		STANDARD										
Roof Structure		08	IRREGULAR 100		1 SFR CUST - 100% - 2023													Tax Group: 2		Tax Dist:										
Roof Cover		03	COMP SHNGL 100		Heated Area: 3718													BUILDING MARKET VALUE		1,164,367										
Interior Wall		05	DRYWALL 100		HX Base Yr 2023													TOTAL MARKET OB/XF VALUE		12,959										
Interior Floor		12	HARDWOOD 70															TOTAL LAND VALUE - MARKET		250,000										
Interior Floor		11	CLAY TILE 30															TOTAL MARKET VALUE		1,427,326										
Air Condition		03	CENTRAL 100															SOH/AGL Deduction		679,219										
Heating Type		04	AIR DUCTED 100															ASSESSED VALUE		748,107										
Bedrooms			5 100															TOTAL EXEMPTION VALUE		HX HB		50,722								
Bathrooms			4 100															BASE TAXABLE VALUE		697,385										
Bathrooms Frame		02	WOOD FRAME 100															TOTAL JUST VALUE		1,427,326										
Stories		0	0 100															NCON VALUE		0										
Units			0 100															INCOME VALUE												
																		PREVIOUS YEAR MKT VALUE		1,068,037										
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	161	15	2022	24	6,627																									
BAS	2,961	100	2022	2,961	817,570																									
FGR	620	55	2022	341	94,155																									
FOP	161	30	2022	48	13,253																									
FOP	252	30	2022	76	20,985																									
FUS	757	100	2022	757	209,018																									
STP	24	10	2022	2	552																									
STR	80	10	2022	8	2,209																									
TOTALS					5,016			4,217	164,367																					
EXTRA FEATURES					2973 RIVERBEND WALK, FERNANDINA BEACH																									
L N	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	0855	CONC PAVER	0 100	0	0	1,284.00	SF	10.00	10.00	100	2022	2022	3	99	12,712															
2	0475	VF 4 SBPL	0 100	0	0	18.00	LF	14.00	14.00	100	2022	2022	3	98	247															