LOT 1
IN OR 1818/575
RIVER OAKS OF AMELIA PB 5/407

PAGEL CHRISTOPHER Y & LAUREEN
3002 RIVERSIDE DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-30-0560-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

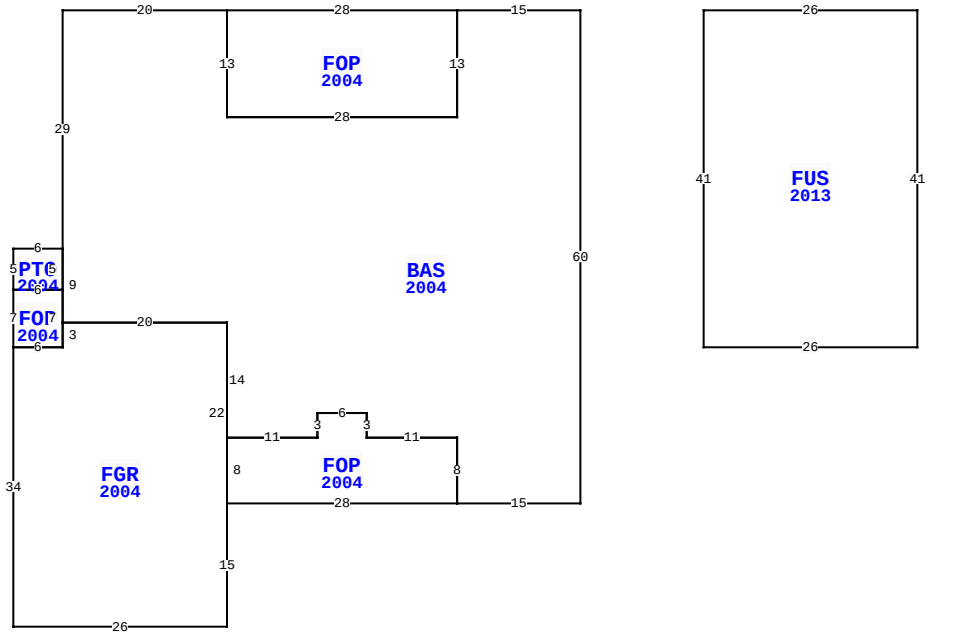
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2024.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,734	100	2004	2,734	484,493
FGR	944	55	2004	519	91,972
FOP	42	30	2004	13	2,304
FOP	242	30	2004	73	12,937
FOP	364	30	2004	109	19,316
FUS	1,066	100	2013	1,066	188,906
PTO	30	5	2004	2	355
TOTALS	5,422			4,516	800,280

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	4,516	124.6200	196.90	889,200	2004	2004	0	0	0	10.00	90.00

1 SFR CUST – 100% - 2005 Heated Area: 3800 HX Base Yr 2005



3002 RIVERSIDE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/29/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		800,280
TOTAL MARKET OB/XF VALUE		83,814
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		1,134,094
SOH/AGL Deduction		622,151
ASSESSED VALUE		511,943
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		461,221
TOTAL JUST VALUE		1,134,094
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		912,707

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530090	SWIM POOL	30,000	03/01/2015
B0311927	NEW CONSTR	252,553	11/01/2003
R035585	REPAIR/RRF	3,000	11/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1818/0575	9/28/2012	QC	U	I	11	203,400
GRANTOR: PAGEL LAUREEN & CHRIS						
GRANTEE: PAGEL CHRISTOPHER Y						
0885/0214	5/28/1999	WD	Q	V		35,500
GRANTOR: FICKLING LEN & MARIE						
GRANTEE: PAGEL LAUREEN						

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	87	3,045	
2	0855	CONC PAVER	0	100	0	0	3,481.00	SF	7.00	7.00	100	2004	2004	3	83	20,225	
3	0476	VF 6 SBPL	0	100	0	0	336.00	LF	32.00	32.00	100	2009	2009	3	74	7,956	
4	0861	POOL GUNIT	0	100	0	0	720.00	SF	85.00	85.00	100	2015	2015	3	75	45,900	
5	0855	CONC PAVER	0	100	0	0	704.00	SF	10.00	10.00	100	2015	2015	3	95	6,688	

BUILDING DIMENSIONS

BAS=[YR=2004] W15 FOP=[YR=2004] W28 S13 E28 N13$ S13 W28 N13 W20 S29 PTO=[YR=2004] W6 S5 FOP=[YR=2004] S7 FGR=[YR=2004] S34 E26 N15 FOP=[YR=2004] E28 N8 W11 N3 W6 S3 W11 S8$ N22 W20 S3 W6$ E6 N7 W6$ E6 N5 $ S9 E20 S14 E11 N3 E6 S3 E11 S8 E15 N60$ PTR=E15 FUS=[YR=2013] E26 S41 W26 N41$ W15$.

LAND DESCRIPTION

TOTAL OB/XF 83,814

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	100		RG-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000							

REVIEW DATE 05/01/2020 BY DJA Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 07/30/2025 BY SYS