LOT 7
RIVER OAKS OF AMELIA PB 5/407

DEVANE PHILIP TODD & ANGELA SUSAN
3033 RIVERSIDE DR
FERNANDINA BEACH, FL 32034

2025

00-00-30-0560-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

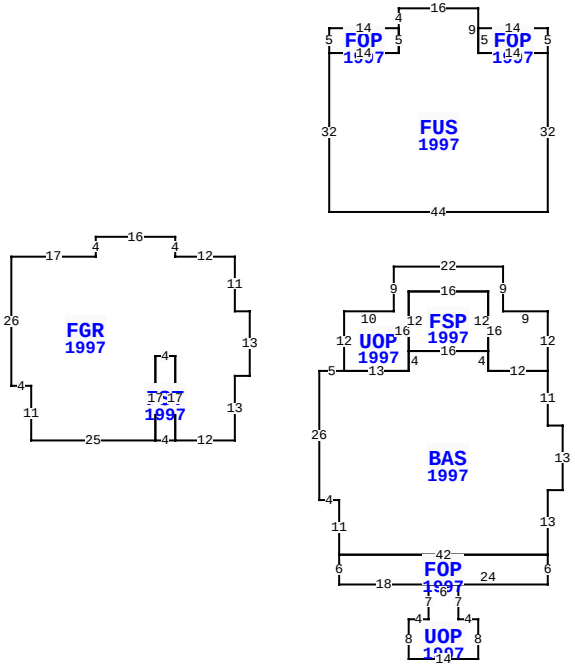
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	17	CB STUCCO 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4.5 100
Frame	03	MASONRY 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	1,761	100	1997	1,761	232,693
FGR	1,656	55	1997	911	120,377
FOP	70	30	1997	21	2,775
FOP	70	30	1997	21	2,775
FOP	252	30	1997	76	10,042
FSP	192	40	1997	77	10,174
FST	68	55	1997	37	4,889
FUS	1,552	100	1997	1,552	205,077
UOP	154	20	1997	31	4,096
UOP	434	20	1997	87	11,496
TOTALS	6,209			4,574	604,395

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	4,574	96.4920	152.46	697,352	1997	1997	0	0	0	13.33	86.67

1 SFR CUST – 100% - 2020 Heated Area: 3313 HX Base Yr 2020



3033 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		604,395
TOTAL MARKET OB/XF VALUE		31,019
TOTAL LAND VALUE - MARKET		400,000
TOTAL MARKET VALUE		1,035,414
SOH/AGL Deduction		285,501
ASSESSED VALUE		749,913
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		699,191
TOTAL JUST VALUE		1,035,414
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,011,704

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24711	REMODEL	2,000	05/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2305/0210	9/17/2019	WD	Q	I	01	855,000
GRANTOR: MORRISON BRUCE L & DE						
GRANTEE: DEVANE PHILIP TODD						
0896/0119	8/20/1999	WD	Q	I		465,000
GRANTOR: LOVELL DEVELOPMENT IN						
GRANTEE: MORRISON BRUCE L &						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1997] W9 N9 W22 S9 W10 S12 BAS=[YR=1997] W5 S26 E4 S11 FOP=[YR=1997] S6 E18 UOP=[YR=1997] S7 W4 S8 E14 N8 W4 N7 W6 $ E24 N6 W42 $ E42 N13 E3 N13 W3 N11 W12 N4 FSP=[YR=1997] N12 W16 S12 E16 $ W16 S4 W13 $ E13 N16 E16 S16 E12 N12 $ PTR= W60 FGR=[YR=1997] W3 N11 W12 N4 W16 S4 W17 S26 E4 S11 E25 FST=[YR=1997] E4 N17 W4 S17 $ N17 E4 S17 E12 N13 E3 N13 $ E60 $ PTR= N20 FUS=[YR=1997] N32 FOP=[YR=1997] N5 W14 S5 E14 $ W14 N9 W16 S4 FOP=[YR=1997] W14 S5 E14 N5 $ S5 W14 S32 E44 $ S20 $.

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	100	0	0	1.00	UT	2,000.00	2,000.00	100	1997	1997	3	79	1,580	
2	0812	CONCRETE C	0	100	0	0	3,353.00	SF	4.00	4.00	100	1997	1997	3	72	9,657	
3	0300	BOAT DCK W	0	100	0	0	1,536.00	SF	40.00	40.00	100	1997	1997	3	24	14,746	
4	1076	TRELLIS A	0	100	0	0	336.00	SF	7.50	7.50	100	2008	2008	3	48	1,210	
5	0855	CONC PAVER	0	100	0	0	336.00	SF	7.00	7.00	100	2008	2008	3	88	2,070	
6	0855	CONC PAVER	0	100	0	0	285.00	SF	7.00	7.00	100	2008	2008	3	88	1,756	

LAND DESCRIPTION

TOTAL OB/XF 31,019

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	000116	C	RES MARSH	100		RG-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	400,000.00	400,000.00	400,000							

REVIEW DATE 05/14/2019 BY DJA Total Acres: 0.00 Total Land Value: 400,000 Market: 0 Agricultural: 0 Common: 400,000 PRINTED 07/30/2025 BY SYS