

LEISY WILLIAM D & LYNN M
3045 RIVERSIDE DR
FERNANDINA BEACH, FL 32034

00-00-30-0560-0009-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION			
Exterior Wall	16	WD FR STUC 100			
Roof Structure	08	IRREGULAR 100			
Roof Cover	07	CONC TILE 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	11	CLAY TILE 50			
Interior Floor	12	HARDWOOD 50			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		3.5 100			
Frame	02	WOOD FRAME 100			
Stories	0	0 100			
Units	0	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	3,089	100	2008	3,089	489,968
FGR	681	55	2008	375	59,482
FOP	38	30	2008	11	1,745
FOP	393	30	2008	118	18,716
FOP	426	30	2008	128	20,303
STR	18	10	2008	2	317
STR	21	10	2008	2	317
UBM	739	20	2008	148	23,476
UEP	316	60	2008	190	30,137
UOP	9	20	2008	2	317
TOTALS	5,885			4,096	649,696

EXTRA FEATURES																	
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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2008	2008	3	91	3,185	
2	0855	CONC PAVER	0	100	0	0	4,511.00	SF	10.00	10.00	100	2008	2008	3	88	39,697	
3	0462	ST/AL FNC	0	100	0	0	90.00	SF	10.00	10.00	100	2008	2008	3	48	432	
4	0300	BOAT DCK W	0	100	0	0	3,105.00	SF	40.00	40.00	100	2008	2008	3	48	59,616	
5	0310	AL GANG WY	0	100	0	0	24.00	LF	115.00	115.00	100	2008	2008	3	31	856	
6	0317	DCK PLNG W	0	100	0	0	6.00	UT	1,000.00	1,000.00	100	2008	2008	3	31	1,860	
7	0303	FLT DOCK W	0	100	20	8	160.00	SF	26.00	26.00	100	2008	2008	3	48	1,997	
8	0855	CONC PAVER	0	100	5	5	25.00	SF	10.00	10.00	100	2008	2008	3	88	220	
9	0855	CONC PAVER	0	100	17	4	68.00	SF	10.00	10.00	100	2008	2008	3	88	598	
10	0855	CONC PAVER	0	100	58	2	116.00	SF	10.00	10.00	100	2008	2008	3	88	1,021	

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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						

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	4,096	109.1200	172.41	706,191	2008	2008	0	0	0	92.00

1 SFR CUST - 100% - 2009

Heated Area: 3089

HX Base Yr 2009

** This building has 11 Sub-Areas

3045 RIVERSIDE DR, FERNANDINA BEACH

BLD DATE	11/21/2008	DJ	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

04/29/2025 MLU

NASSAU COUNTY PROPERTY

VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	649,696
TOTAL MARKET OB/XF VALUE	122,566
TOTAL LAND VALUE - MARKET	400,000
TOTAL MARKET VALUE	1,172,262
SOH/AGL Deduction	382,119
ASSESSED VALUE	790,143
TOTAL EXEMPTION VALUE	HX HB 50,722
BASE TAXABLE VALUE	739,421
TOTAL JUST VALUE	1,172,262
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,124,551

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0618653	NEW CONSTR	0	12/01/2006
C18653	CO ISSUED	0	12/01/2006

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