



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		5 100
Frame	02	WOOD FRAME 100
Stories		2. 100
Units		0 100

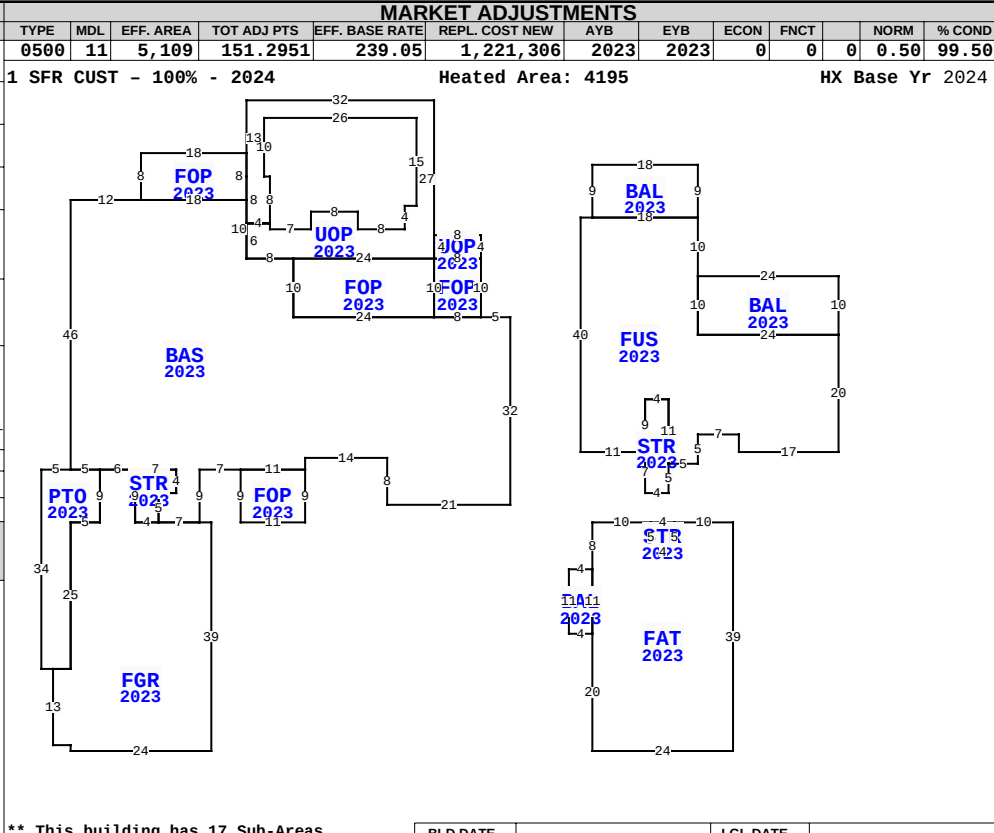
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2024.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	44	15	2023	7	1,665
BAL	162	15	2023	24	5,708
BAL	240	15	2023	36	8,563
BAS	2,779	100	2023	2,779	660,998
FAT	916	20	2023	183	43,527
FGR	1,029	55	2023	566	134,625
FOP	80	30	2023	24	5,708
FOP	99	30	2023	30	7,136
FOP	144	30	2023	43	10,228
FOP	240	30	2023	72	17,126
TOTALS	7,756			5,109	1,215,199

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W			
1	0855	CONC PAVR	0	100	0	0			
2	0861	POOL GUNIT	0	100	0	0			
3	0871	POOL HTR R	0	100	0	0			
4	0462	ST/AL FNC	0	100	108	4			
5	0463	FENCE GATE	0	100	0	0			
6	0600	SUMMER KIT	0	100	0	0			
7	0912	SCRN RM G	0	100	32	31			
8	1126	CB/STC 8"	0	100	36	5			

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000116	C



** This building has 17 Sub-Areas

3051 RIVERSIDE DR, FERNANDINA BEACH

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF															108,841
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE
1	000116	C	RES MARSH	100		RG-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	400,000.00

NASSAU COUNTY PROPERTY				PAGE 1 of 1	8
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE				1,215,199	
TOTAL MARKET OB/XF VALUE				108,841	
TOTAL LAND VALUE - MARKET				400,000	
TOTAL MARKET VALUE				1,724,040	
SOH/AGL Deduction				99,446	
ASSESSED VALUE				1,624,594	
TOTAL EXEMPTION VALUE		HX HB		50,722	
BASE TAXABLE VALUE				1,573,872	
TOTAL JUST VALUE				1,724,040	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				1,645,051	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20234546	CO		04/06/2023
220011395	POOL SCREEN RM 10	18,000	01/06/2023
20009997	SWIM POOL	50,000	10/20/2020
20003293	NEW CONSTR	576,467	04/16/2020

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2266/1839	4/08/2019	WD	Q	V	02

GRANTOR: SEA DUNES INVESTMENTS					
GRANTEE: DAVIES JULIE M LIVI					
1319/0832	5/23/2005	WD	Q	V	
GRANTOR: COONROD ANNE					
GRANTEE: SEA DUNES INVESTMEN					

BUILDING NOTES														
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BUILDING DIMENSIONS														
BAS=[YR=2023;ORIG=100,30] W5 W8 W24 N10 W8 N10 W18 W12 S46 E5 E6 E7 S4 W3 S5 E7 N9 E7 E11 N2 E14 S8 E21 N32 \$														
STR=[YR=2023;ORIG=43,56] W7 S9 E4 N5 E3 N4 \$														
FOP=[YR=2023;ORIG=54,56] E11 S9 W11 N9 \$														
FOP=[YR=2023;ORIG=63,20] E24 S10 W24 N10 \$														
FOP=[YR=2023;ORIG=87,20] E8 S10 W8 N10 \$														
UOP=[YR=2023;ORIG=87,16] E8 S4 W8 N4 \$														
FOP=[YR=2023;ORIG=37,2] E18 S8 W18 N8 \$														
UOP=[YR=2023;ORIG=55,6] N13 E32 S27 W24 W8 N6 E4 S1 E7 N3 E8 S3 E8 N4 E2 N15 W26 S10 E1 S8 W4 N8 \$														
PTO=[YR=2023;ORIG=30,56] W5 W5 S34 E2 E3 N25 E5 N9 \$														
FGR=[YR=2023;ORIG=30,56] S9 W5 S25 W3 S13 E3 S1 E24 N39 W2 W7														