LOT 9
RIVERBEND PBK 8/182

RIEHM SONJA MARIE
2918 RIVERBEND WALK
FERNANDINA BEACH, FL 32034

2026

00-00-30-0440-0009-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Interior Floo	14	CARPET 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

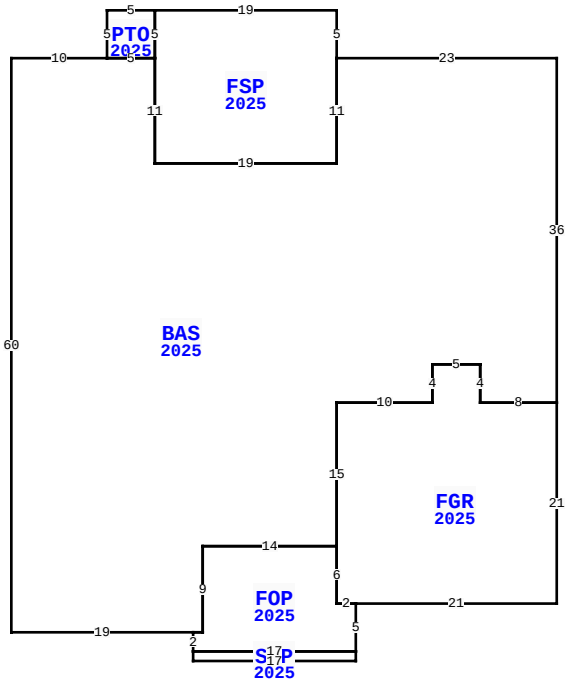
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 2038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,513	100	2025	2,513	793,279
FGR	503	55	2025	277	87,441
FOP	166	30	2025	50	15,784
FSP	304	40	2025	122	38,512
PTO	25	5	2025	1	316
STP	17	10	2025	2	631
TOTALS	3,528			2,965	935,962

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	2,965	190.1620	315.67	935,962	2024	2024	0	0	0	0.00	100.00

1 SFR CUST 100% - 2026 Heated Area: 2513 HX Base Yr 2026



2918 RIVERBEND WALK, FERNANDINA BEACH

BLD DATE | LGL DATE
XF DATE | LAND DATE 03/25/2026 MLU
INC DATE | AG DATE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		935,962
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		1,285,962
SOH/AGL Deduction		0
ASSESSED VALUE		1,285,962
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		1,234,551
TOTAL JUST VALUE		1,285,962
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,149,804

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2023-0034	CO		04/17/2024
20230034	SFR T-3455		07/24/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2589/1535	8/31/2022	SW	Q	V	01	259,000

GRANTOR: SUMMERWOODS OF AMELIA
GRANTEE: RIEHM SONJA MARIE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=-10,0] W23 S11 W19 N11 W5 W10 S60 E19 E1 N9 E14 N15 E10 N4 E5 S4 E8 N36 $
FGR=[YR=2025;ORIG=-33,36] E10 N4 E5 S4 E8 S21 W21 W2 N6 N15 $
FSP=[YR=2025;ORIG=-52,-5] E19 S5 S11 W19 N11 N5 $
FOP=[YR=2025;ORIG=-47,60] N9 E14 S6 E2 S5 W17 N2 E1 $
PTO=[YR=2025;ORIG=-57,-5] E5 S5 W5 N5 $
STP=[YR=2025;ORIG=-48,62] E17 S1 W17 N1 $
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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

LAND DESCRIPTION

TOTAL OB/XF 0

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		R-3	0.00	0.00	1.00	LT		1.00	1.00	1.00	350,000.00	350,000.00	350,000							

REVIEW DATE 05/13/2024 BY DJ Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 07/09/2026 BY SYS