LOT 11
RIVERBEND PBK 8/182

HAYNAM TRUST/HAYNAM DOUGLAS L TRUSTEE
2910 RIVERBEND WALK
FERNANDINA BEACH, FL 32034

2026

00-00-30-0440-0011-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

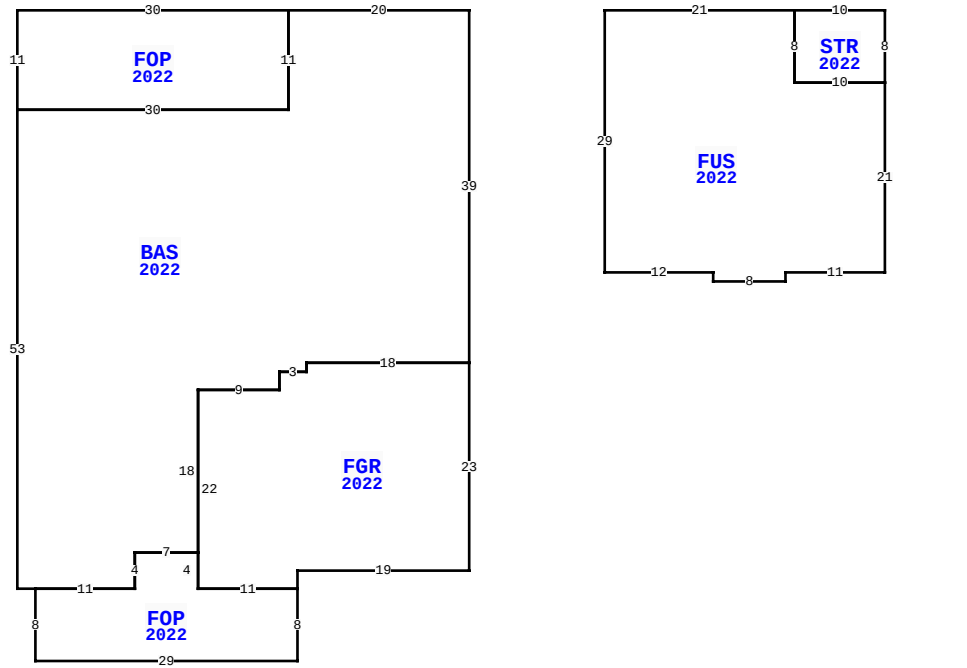
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
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	2,122	100	2022	2,122	594,373
FGR	682	55	2022	375	105,038
FOP	260	30	2022	78	21,848
FOP	330	30	2022	99	27,730
FUS	827	100	2022	827	231,643
STR	80	10	2022	8	2,240
TOTALS	4,301			3,509	982,873

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	3,509	170.4420	282.93	992,801	2022	2022	0	0	0	1.00	99.00

1 SFR CUST 100% - 2024 Heated Area: 2949 HX Base Yr 2024



2910 RIVERBEND WALK, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		982,873
TOTAL MARKET OB/XF VALUE		1,980
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		1,334,853
SOH/AGL Deduction		731,686
ASSESSED VALUE		603,167
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		551,756
TOTAL JUST VALUE		1,334,853
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,200,862

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211321	NEW CONSTR	0	08/05/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2593/0612	8/29/2022	SW	U	V	11	100
GRANTOR: HAYNAM DOUGLAS & DEBO						
GRANTEE: HAYNAM TRUST						
2478/0324	7/08/2021	SW	Q	V	01	239,000
GRANTOR: SUMMERWOODS OF AMELIA						
GRANTEE: HAYNAM DOUGLAS & DE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W20 FOP=[YR=2022] W30 S11E30 N11$ S11 W30 S53 E2 FOP=[YR=2022] S8 E29 N8 FGR=[YR=2022] N2 E19 N23 W18 S1 W3 S2 W9 S22 E11$ W11 N4 W7 S4 W11$ E11 N4 E7 N18 E9 N2 E3 N1 E18 N39$ PTR=E15 FUS=[YR=2022] E21 STR=[YR=2022] E10 S8 W10 N8$ S8 E10 S21 W11 S1 W8 N1 W12 N29$ W15$.

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
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	99	1,980	

LAND DESCRIPTION

TOTAL OB/XF 1,980

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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 07/09/2026 BY SYS