LOT 12
RIVERBEND PBK 8/182

BURKE NICHOLAS & MARY BETH FAMILY TRUST/BURKE MARY
2906 RIVERBEND WALK
FERNANDINA BEACH, FL 32034

2026

00-00-30-0440-0012-0000

BUILDING CHARACTERISTICS

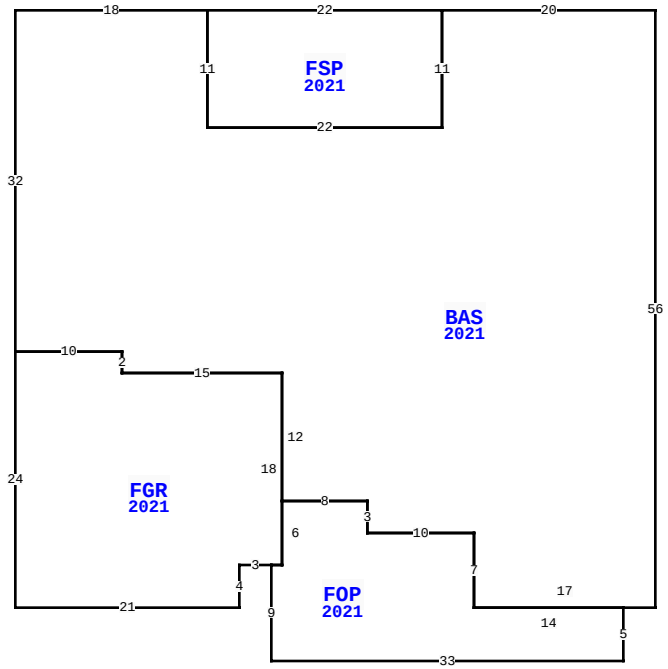
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	13	STAND SEAM 10
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	2,398	100	2021	2,398	736,222
FGR	554	55	2021	305	93,639
FOP	319	30	2021	96	29,473
FSP	242	40	2021	97	29,780
TOTALS	3,513			2,896	889,114

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	2,896	187.7650	311.69	902,654	2021	2021	0	0	0	1.50	98.50

1 SFR CUST 100% - 2022 Heated Area: 2398 HX Base Yr 2022



2906 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		889,114
TOTAL MARKET OB/XF VALUE		3,465
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		1,242,579
SOH/AGL Deduction		644,658
ASSESSED VALUE		597,921
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		546,510
TOTAL JUST VALUE		1,242,579
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,119,780

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210343	CO ISSUED	0	06/04/2021
20200343	NEW CONSTR	331,776	09/03/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2539/0741	2/15/2022	WD	U	I	11	100
GRANTOR: BURKE NICHOLAS & MARY						
GRANTEE: BURKE NICHOLAS & MA						
2373/1508	6/24/2020	WD	Q	V	01	230,000
GRANTOR: SUMMERWOODS OF AMELIA						
GRANTEE: BURKE NICHOLAS & MA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W20 FSP=[YR=2021] W22 S11 E22 N11$ S11 W22 N11 W18 S32 FGR=[YR=2021] S24 E21 N4 E3 FOP=[YR=2021] S9 E33 N5 W14 N7 W10 N3 W8 S6 W1$ E1 N18W15 N2 W10$E10 S2 E15 S12 E8 S3 E10 S7 E17 N56$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2021	2021	3	99	3,465	

LAND DESCRIPTION

TOTAL OB/XF 3,465

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