LOT 16
RIVERBEND PBK 8/182

BARNES BECKIE LIVING TRUST/BARNES BECKIE TRUSTEE
2913 RIBERBEND WALK
FERNANDINA BEACH, FL 32034

2026

00-00-30-0440-0016-0000

BUILDING CHARACTERISTICS

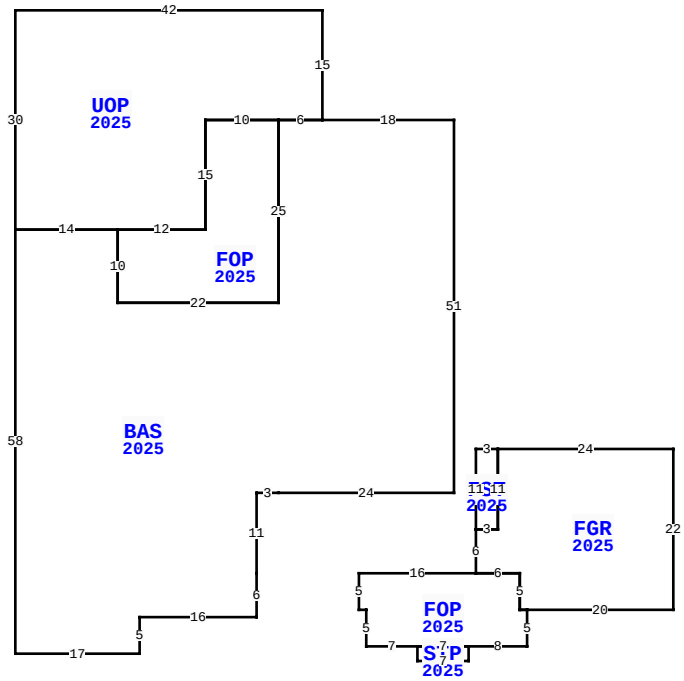
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,946	100	2025	2,946	829,034
FGR	531	55	2025	292	82,172
FOP	220	30	2025	66	18,573
FOP	370	30	2025	111	31,237
FST	33	55	2025	18	5,065
STP	14	10	2025	1	281
UOP	1,020	20	2025	204	57,408
TOTALS	5,134			3,638	1,023,770

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	3,638	169.5240	281.41	1,023,770	2024	2024	0	0	0	0.00	100.00

1 SFR CUST 100% - 2025 Heated Area: 2946 HX Base Yr 2025



2913 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		1,023,770
TOTAL MARKET OB/XF VALUE		84,333
TOTAL LAND VALUE - MARKET		525,000
TOTAL MARKET VALUE		1,633,103
SOH/AGL Deduction		473,578
ASSESSED VALUE		1,159,525
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		1,108,114
TOTAL JUST VALUE		1,633,103
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,532,503

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2024-0277	POOL ENC	23,337	07/26/2024
20222732			06/03/2024
20230203	POOL		07/13/2023
20222732	SFR T-3903 HTD291		04/06/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2627/1697	3/28/2023	SW	Q	V	01	569,000

GRANTOR: SUMMERWOODS OF AMELIA
GRANTEE: BARNES BECKIE LIVIN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=60,6] W18 W6 S25 W22 N10 W14 S58 E17 N5 E16 N6 N11 E3 E24 N51 $
UOP=[YR=2025;ORIG=42,6] W6 W10 S15 W12 W14 N30 E42 S15 $
FGR=[YR=2025;ORIG=90,51] W24 S11 W3 S6 E6 S5 E1 E20 N22 $
FOP=[YR=2025;ORIG=26,6] E10 S25 W22 N10 E12 N15 $
FOP=[YR=2025;ORIG=47,68] E16 E6 S5 E1 S5 W8 W7 W7 N5 W1 N5 $
FST=[YR=2025;ORIG=63,51] E3 S11 W3 N11 $
STP=[YR=2025;ORIG=55,78] E7 S2 W7 N2 $
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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
3	0501	FP-AVERAGE	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2025	2024		100	5,000	
4	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2025	2024	04	100	50,000	
6	0912	SCRN RM G	0	100	0	0	1,440.00	SF	21.00	21.00	100	2025	2024		97	29,333	

LAND DESCRIPTION

TOTAL OB/XF 84,333

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	000116	C	RES MARSH	100		R-3	0.00	0.00	1.00	LT		1.00	1.00	1.00	525,000.00	525,000.00	525,000							

REVIEW DATE 10/22/2024 BY DJ Total Acres: 0.00 Total Land Value: 525,000 Market: 0 Agricultural: 0 Common: 525,000 PRINTED 07/09/2026 BY SYS