LOT 17
RIVERBEND PBK 8/182

KYLE DONALD B & NANCY S
2917 RIVERBEND WALK
FERNANDINA BEACH, FL 32034

2026

00-00-30-0440-0017-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

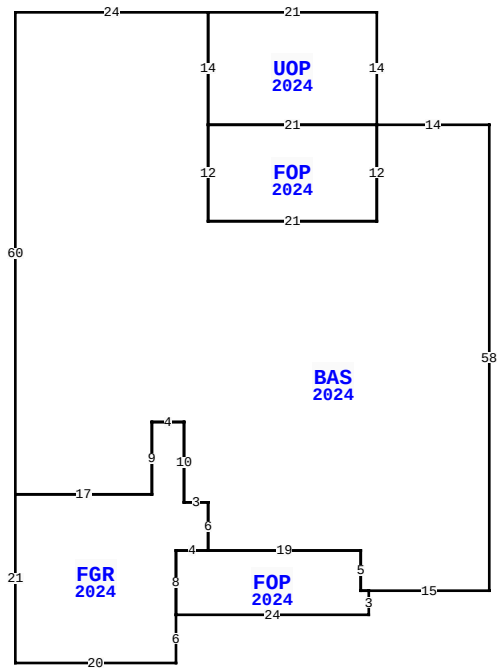
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	3,090	100	2024	3,090	885,501
FGR	481	55	2024	265	75,941
FOP	187	30	2024	56	16,048
FOP	252	30	2024	76	21,780
UOP	294	20	2024	59	16,908
TOTALS	4,304			3,546	1,016,177

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	3,546	173.5020	288.01	1,021,283	2023	2023	0	0	0	0.50	99.50

1 SFR CUST 100% - 2024 Heated Area: 3090 HX Base Yr 2024



2917 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		1,016,177
TOTAL MARKET OB/XF VALUE		4,922
TOTAL LAND VALUE - MARKET		525,000
TOTAL MARKET VALUE		1,546,099
SOH/AGL Deduction		488,364
ASSESSED VALUE		1,057,735
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		1,006,324
TOTAL JUST VALUE		1,546,099
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,465,316

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2022-2295	CO		11/01/2023
2023-0253	911-21.5*14.5	7,400	10/31/2023
2022-2295	4030T 3085H	509,792	08/10/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2582/1638	8/05/2022	WD	Q	V	01	559,000

GRANTOR: SUMMERWOODS OF AMELIA
GRANTEE: KYLE DONALD B & NAN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=10,10] E24 S14 S12 E21 N12 E14 S58 W15 W1 N5 W19 N6 W3 N10 W4 S9 W17 N60 $
FGR=[YR=2024;ORIG=31,61] W4 S9 W17 S21 E20 N6 N8 E4 N6 W3 N10 $
FOP=[YR=2024;ORIG=53,77] W19 W4 S8 E24 N3 W1 N5 $
FOP=[YR=2024;ORIG=34,24] E21 S12 W21 N12 $
UOP=[YR=2024;ORIG=34,24] E21 N14 W21 S14 $
.

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	0911	SCRN RM A	0	100	21	14	294.00	SF	18.00	18.00	100	2024	2023		93	4,922	

LAND DESCRIPTION

TOTAL OB/XF 4,922

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 02/05/2024 BY TW Total Acres: 0.00 Total Land Value: 525,000 Market: 0 Agricultural: 0 Common: 525,000 PRINTED 07/09/2026 BY SYS