LOT 21
RIVERBEND PBK 8/182

REYNOLDS PAMELA M L/E/
2933 RIVERBEND WALK
FERNANDINA BEACH, FL 32034

2026

00-00-30-0440-0021-0000

BUILDING CHARACTERISTICS

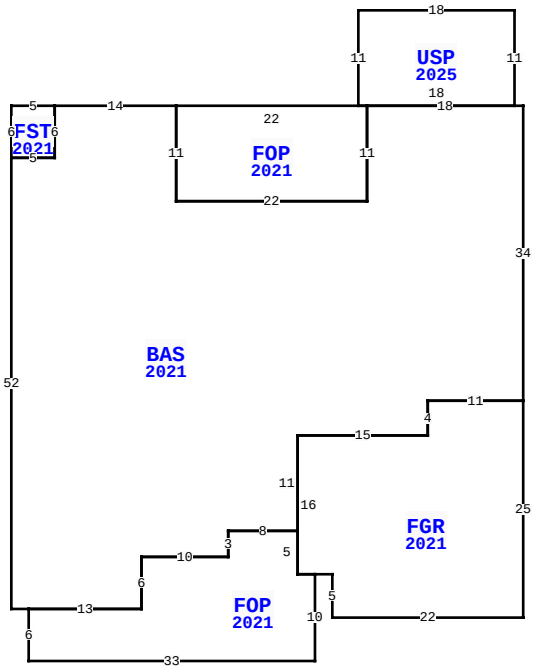
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	2,454	100	2021	2,454	743,020
FGR	570	55	2021	314	95,072
FOP	242	30	2021	73	22,102
FOP	338	30	2021	101	30,580
FST	30	55	2021	16	4,844
USP	198	30	2025	59	17,864
TOTALS	3,832			3,017	913,485

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	3,017	185.1776	307.39	927,396	2021	2021	0	0	0	1.50	98.50

1 SFR CUST 100% - 2026 Heated Area: 2454 HX Base Yr 2026



2933 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		913,485
TOTAL MARKET OB/XF VALUE		7,498
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		1,270,983
SOH/AGL Deduction		0
ASSESSED VALUE		1,270,983
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		1,219,572
TOTAL JUST VALUE		1,270,983
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,153,254

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2024-0519	SCREEN ENCLOSURE,	23,000	09/25/2024
20200258	CO ISSUED	0	05/28/2021
20200258	NEW CONSTR	338,007	07/28/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2780/466	4/10/2025	WD	Q	I	01	1,475,000
GRANTOR: HUET DAVID R & TINA						
GRANTEE: REYNOLDS PAMELA M						
2780/1542	4/10/2025	WD	U	I	11	100
GRANTOR: REYNOLD PAMELA M						
GRANTEE: REYNOLDS JAMES E						

BUILDING NOTES

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2021	2021	3	99	3,465	
3	0911	SCRN RM A	0	100	0	0	231.00	SF	18.00	18.00	100	2025	2024		97	4,033	

BUILDING DIMENSIONS

BAS=[YR=2021;ORIG=0,0] W18 S11 W22 N11 W14 S6 W5 S52 E2 E13 N6 E10 N3 E8 N11 E15 N4 E11 N34 $
FGR=[YR=2021;ORIG=-24,54] E2 S5 E22 N25 W11 S4 W15 S16 E2 $
FOP=[YR=2021;ORIG=-57,58] S6 E33 N10 W2 N5 W8 S3 W10 S6 W13 $
FOP=[YR=2021;ORIG=-18,0] W22 S11 E22 N11 $
FST=[YR=2021;ORIG=-54,0] W5 S6 E5 N6 $
USP=[YR=2025;ORIG=-1,0] N11 W18 S11 E18 $
.

LAND DESCRIPTION

TOTAL OB/XF 7,498

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 02/21/2025 BY HS Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 07/09/2026 BY SYS