LOT 23
RIVERBEND PBK 8/182

BAUST FAMILY TRUST/BAUST MICHAEL C TRUSTEE
204 BIG SKY CIR
NORTHLAKE, TX 76226

2026

00-00-30-0440-0023-0000

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	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

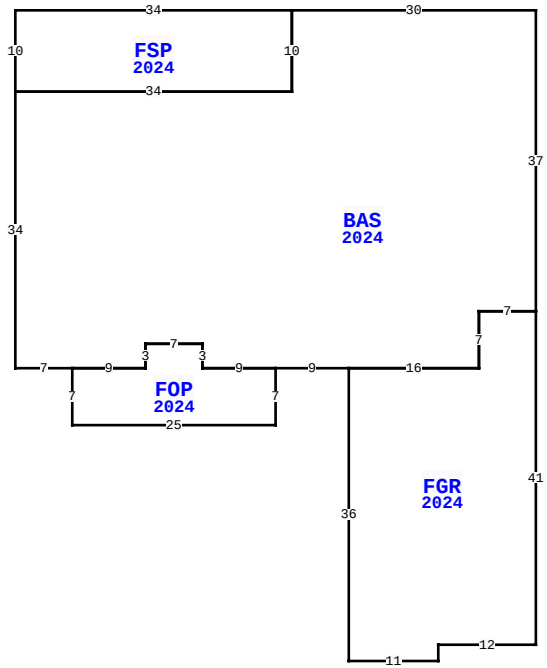
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 2038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,406	100	2024	2,406	689,894
FGR	853	55	2024	469	134,480
FOP	196	30	2024	59	16,918
FSP	340	40	2024	136	38,996
TOTALS	3,795			3,070	880,289

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	3,070	173.6040	288.18	884,713	2023	2023	0	0	0	0.50	99.50

1 SFR CUST 0% - 2024 Heated Area: 2406 HX Base Yr



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

2941 RIVERBEND WALK, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	880,289
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	350,000
TOTAL MARKET VALUE	1,230,289
SOH/AGL Deduction	211,556
ASSESSED VALUE	1,018,733
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,018,733
TOTAL JUST VALUE	1,230,289
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,111,665

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211197			03/20/2023
20211197	NEW CONSTR	0	08/02/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2657/1180	7/28/2023	WD	Q	I	01	1,175,000
GRANTOR: WILSON MARIA F & EDWA						
GRANTEE: BAUST FAMILY TRUST						
2628/0617	3/27/2023	WD	Q	I	01	745,300
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: WILSON MARIA FERRAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=10,20] E34 N10 E30 S37 W7 S7 W16 W9 W9 N3 W7 S3 W9 W7 N34 $
FSP=[YR=2024;ORIG=44,20] W34 N10 E34 S10 $
FOP=[YR=2024;ORIG=17,54] E9 N3 E7 S3 E9 S7 W25 N7 $
FGR=[YR=2024;ORIG=51,54] E16 N7 E7 S41 W12 S2 W11 N36 $
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EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0		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 02/16/2024 BY TW Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 07/09/2026 BY SYS