LOT 24
RIVERBEND PBK 8/182

SIKORSKI JAMES & LYNN
2945 RIVERBEND WALK
FERNANDINA BEACH, FL 32034

2026

00-00-30-0440-0024-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

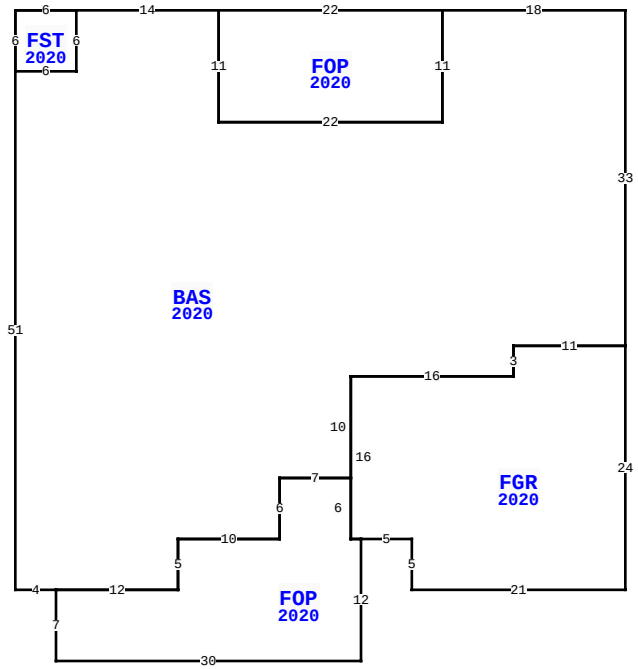
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 70
Roof Cover	12	MODULAR MT 30
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	2,451	100	2020	2,451	725,085
FGR	570	55	2020	314	92,891
FOP	242	30	2020	73	21,596
FOP	342	30	2020	103	30,471
FST	36	55	2020	20	5,916
TOTALS	3,641			2,961	875,960

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	2,961	181.8524	301.87	893,837	2020	2020	0	0	0	2.00	98.00

1 SFR CUST 100% - 2021 Heated Area: 2451 HX Base Yr 2021



2945 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		875,960
TOTAL MARKET OB/XF VALUE		1,960
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		1,227,920
SOH/AGL Deduction		617,993
ASSESSED VALUE		609,927
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		558,516
TOTAL JUST VALUE		1,227,920
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,106,461

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190376	NEW CONSTR	0	07/09/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2352/0274	3/31/2020	WD	Q	I	02	647,400
GRANTOR: D S WARE HOMES LLC						
GRANTEE: SIKORSKI JAMES & LY						
2264/1231	3/28/2019	SW	Q	V	01	192,000
GRANTOR: SUMMERWOODS OF AMELIA						
GRANTEE: D S WARE HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W18 FOP=[YR=2020] W22 S11 E22 N11$ S11 W22 N11 W14 FST=[YR=2020] W6 S6 E6 N6$ W6 S6 S51 E4 FOP=[YR=2020] S7 E30 N12 FGR=[YR=2020] E5 S5 E21 N24 W11 S3 W16 S16 E1$ W1 N6 W7 S6 W10 S5 W12$ E12 N5 E10 N6 E7 N10 E16 N3 E11 N33$.

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
5	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2020	2020	3	98	1,960	

LAND DESCRIPTION

TOTAL OB/XF 1,960

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