

ALLEN ROBERT STANLEY & SUSAN ANN
2949 RIVERBEND WALK
FERNANDINA BEACH, FL 32034

00-00-30-0440-0025-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMNT CD CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
Exterior Wall 08										TYPE 0500 MDL 12 EFF. AREA 2,921 TOT ADJ PTS 194.9560 EFF. BASE RATE 323.63 REPL. COST NEW 945,323 AYB 2022 EYB 2022 ECON 0 FNCT 0 0 1.00 99.00										VALUATION BY STANDARD									
Roof Structur 08										1 SFR CUST 100% - 2025 Heated Area: 2527 HX Base Yr 2025										Tax Group: 2 Tax Dist:									
Roof Cover 03																				BUILDING MARKET VALUE 935,870									
Interior Wall 05																				TOTAL MARKET OB/XF VALUE 1,980									
Interior Floo 11																				TOTAL LAND VALUE - MARKET 350,000									
Air Condition 03																				TOTAL MARKET VALUE 1,287,850									
Heating Type 04																				SOH/AGL Deduction 100,894									
Bedrooms 04																				ASSESSED VALUE 1,186,956									
Bathrooms 02																				TOTAL EXEMPTION VALUE HX HB 51,411									
Frame 02																				BASE TAXABLE VALUE 1,135,545									
Stories 0																				TOTAL JUST VALUE 1,287,850									
Units 0																				NCON VALUE 0									
																				INCOME VALUE									
																				PREVIOUS YEAR MKT VALUE 1,155,751									
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 2,527										100 2022										2,527 809,635									
FGR 540										55 2022										297 95,157									
FOP 112										30 2022										34 10,893									
FOP 209										30 2022										63 20,185									
TOTALS 3,388																				2,921 935,870									
EXTRA FEATURES										2949 RIVERBEND WALK, FERNANDINA BEACH										BLD DATE									
																				XF DATE									
																				INC DATE									
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										LGL DATE									
LAND DATE										AG DATE										03/25/2026 MLU									
BUILDING NOTES																													
BUILDING DIMENSIONS																													
BAS=[YR=2022] W23 FOP=[YR=2022] W19 S11 E19 N11\$ S11 W19 N11																													
W15 S60 E19 N2 FOP=[YR=2022] E16 FGR=[YR=2022] S2 E22 N24 W7																													
N4 W3 S4 W12 S22\$ N7 W16 S7\$ N7 E16 N15 E12 N4 E3 S4 E7 N36\$.																													
LAND DESCRIPTION										TOTAL OB/XF 1,980																			
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									
100																													
R-3										0.00										0.00									
1.00										LT										1.00									
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																			