LOT 29
RIVERBEND PBK 8/182

**ROMAN LOUIS & RUTH**
2965 RIVERBEND WALK
FERNANDINA BEACH, FL 32034

**2026**

**00-00-30-0440-0029-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| 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 |

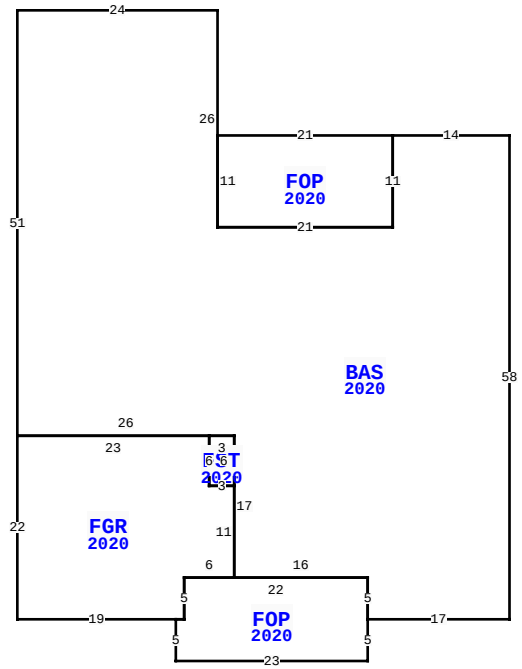
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 01
NEIGHBORHOOD/LOC 2038.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,899 | 100 | 2020 | 2,899 | 822,419 |
| FGR | 524 | 55 | 2020 | 288 | 81,703 |
| FOP | 225 | 30 | 2020 | 68 | 19,291 |
| FOP | 231 | 30 | 2020 | 69 | 19,575 |
| FST | 18 | 55 | 2020 | 10 | 2,837 |
| TOTALS | 3,897 | | | 3,334 | 945,823 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 12 | 3,334 | 174.3860 | 289.48 | 965,126 | 2020 | 2020 | 0 | 0 | 0 | 2.00 | 98.00 |

1 SFR CUST 100% - 2023 Heated Area: 2899 HX Base Yr




2965 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 | | 945,823 |
| TOTAL MARKET OB/XF VALUE | | 83,445 |
| TOTAL LAND VALUE - MARKET | | 350,000 |
| TOTAL MARKET VALUE | | 1,379,268 |
| SOH/AGL Deduction | | 457,655 |
| ASSESSED VALUE | | 921,613 |
| TOTAL EXEMPTION VALUE | 13 | 921,613 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 1,379,268 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 1,214,302 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20222611 | 0861-499SF 1-871 | 130,000 | 01/09/2023 |
| 20190363 | NEW CONSTR | 0 | 07/09/2019 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2385/1812 | 8/17/2020 | SW | Q | I | 01 | 870,000 |
| GRANTOR: W R HOWELL COMPANY | | | | | | |
| GRANTEE: ROMAN LOUIS & RUTH | | | | | | |
| 2258/0789 | 2/28/2019 | SW | Q | V | 01 | 175,000 |
| GRANTOR: SUMMERWOODS OF AMELIA | | | | | | |
| GRANTEE: W R HOWELL COMPANY | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2020;ORIG=0,0] W14 S11 W21 N26 W24 S51 E26 S17 E16 S5 E17 N58 $
FGR=[YR=2020;ORIG=-59,36] S22 E19 E1 N5 E6 N11 W3 N6 W23 $
FOP=[YR=2020;ORIG=-14,0] W21 S11 E21 N11 $
FOP=[YR=2020;ORIG=-40,58] S5 E23 N5 N5 W22 S5 W1 $
FST=[YR=2020;ORIG=-33,42] N6 W3 S6 E3 $
.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 4 | 0600 | SUMMER KIT | 0 | 100 | 0 | 0 | 1.00 | UT | 10,000.00 | 10,000.00 | 100 | 2020 | 2020 | 3 | 82 | 8,200 | |
| 5 | 0504 | FP-ELECTRI | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 2020 | 2020 | 3 | 98 | 1,960 | |
| 6 | 0860 | POOL/SPA | 1 | 100 | 0 | 0 | 1.00 | UT | 50,000.00 | 50,000.00 | 100 | 2023 | 2023 | 04 | 100 | 50,000 | |
| 8 | 0911 | SCRN RM A | 1 | 100 | 0 | 0 | 1,391.00 | SF | 18.00 | 18.00 | 100 | 2023 | 2023 | | 93 | 23,285 | |

## LAND DESCRIPTION

TOTAL OB/XF 83,445

| 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 06/29/2023 BY TW Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 07/09/2026 BY SYS