LOT 4
IN OR 2118/1024
RIVER OAKS OF AMELIA PB 5/407

COONROD ANNE T
3017 RIVERSIDE DR
FERNANDINA BEACH, FL 32034

2026

00-00-30-0560-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

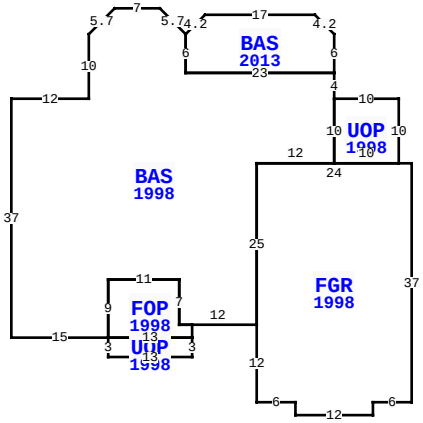
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	08	DECORATIVE 10
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2024.00	

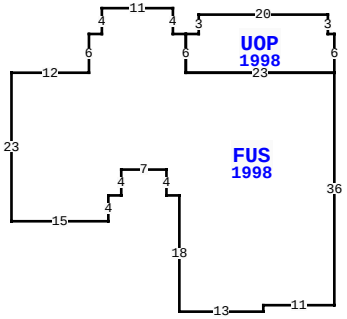
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,689	100	1998	1,689	252,473
BAS	198	100	2013	198	29,597
FGR	912	55	1998	502	75,040
FOP	103	30	1998	31	4,634
FUS	1,537	100	1998	1,537	229,752
UOP	39	20	1998	8	1,195
UOP	100	20	1998	20	2,989
UOP	198	20	1998	40	5,979
TOTALS	4,776			4,025	601,659

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	4,025	104.1040	172.81	695,560	1998	1998	0	0	0	13.50	86.50

1 SFR CUST 100% - 1999 Heated Area: 3424 HX Base Yr 1999





3017 RIVERSIDE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	601,659
TOTAL MARKET OB/XF VALUE	15,730
TOTAL LAND VALUE - MARKET	500,000
TOTAL MARKET VALUE	1,117,389
SOH/AGL Deduction	578,761
ASSESSED VALUE	538,628
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	487,217
TOTAL JUST VALUE	1,117,389
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,011,912

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9804641	NEW CONSTR	250,000	02/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2119/0211	5/06/2017	QC	U	I	11	100
GRANTOR: TAYLOR CHARLES C SUCC						
GRANTEE: COONROD ANNE T						
2118/1024	5/05/2017	TD	U	I	11	100
GRANTOR: COONROD ANNE T TRUSTE						
GRANTEE: COONROD ANNE T						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1998] W10 BAS=[YR=1998] N4 BAS=[YR=2013] N6 U3 L3 W17 D3 L3 S6 E23$ W23 N6 U4 L4 W7 L4 D4 S10 W12 S37 E15 UOP=[YR=1998] S3 E13 N3 FOP=[YR=1998] N2 W2 N7 W11 S9 E13$ W13$ N9 E11 S7 E12 FGR=[YR=1998] S12 E6 S2 E12 N2 E6 N37 W24 S25$ N25 E12 N10$ S10 E10 N10$ PTR=E30 FUS=[YR=1998] E12 N6 E2 N4 E11 S4 E2UOP=[YR=1998] E2 N3 E20 S3 E1 S6 W23N6 $ S6 E23 S36 W11 S1 W13 N18W2 N4 W7 S4 W2 S4 W15 N23 $ W30 $.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1998	1998	3	79	1,580	
4	0300	BOAT DCK W	0	100	0	0	1,350.00	SF	40.00	40.00	100	1998	1998	3	24	12,960	
5	1242	WD DECK A	0	100	24	4	96.00	SF	10.00	10.00	100	1998	1998	3	20	192	
6	1242	WD DECK A	0	100	0	0	475.00	SF	10.00	10.00	100	2005	2005	3	21	998	

LAND DESCRIPTION

TOTAL OB/XF 15,730

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	000116	C	RES MARSH	100		RG-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	500,000.00	500,000.00	500,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 500,000 Market: 0 Agricultural: 0 Common: 500,000 PRINTED 07/09/2026 BY SYS