LOT 8 IN OR 847/1386
RIVER OAKS OF AMELIA PB 5/407

GUINN CHAD/SATCHER ASHLEY
688 10TH AVENUE SOUTH
JACKSONVILLE BEACH, FL 32250

2026

00-00-30-0560-0008-0000

BUILDING CHARACTERISTICS

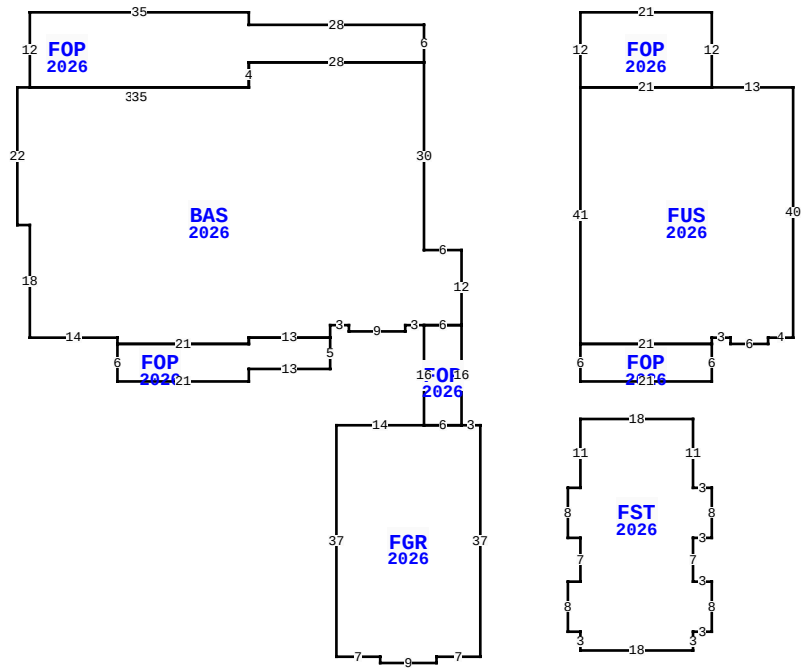
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Quality	05	Quality Level 05
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	2,748	100	2026	2,748	721,982
FGR	860	55	2026	473	124,271
FOP	96	30	2026	29	7,619
FOP	126	30	2026	38	9,984
FOP	191	30	2026	57	14,976
FOP	252	30	2026	76	19,967
FOP	588	30	2026	176	46,240
FST	746	55	2026	410	107,719
FUS	1,387	100	2026	1,387	364,407
TOTALS	6,994			5,394	1,417,166

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	5,394	158.2700	262.73	1,417,166	2025	2025	0	0	0	0.00	100.00

1 SFR CUST 0% - 2026 Heated Area: 4135 HX Base Yr



3039 RIVERSIDE DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	1,417,166
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	500,000
TOTAL MARKET VALUE	1,917,166
SOH/AGL Deduction	60,000
ASSESSED VALUE	1,857,166
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,857,166
TOTAL JUST VALUE	1,917,166
NCON VALUE	1,417,166
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	400,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240009629	NSFR (H)4090 (	817,240	08/20/2024
CO250011622			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2612/1922	1/10/2023	WD	Q	V	01	320,000
GRANTOR: COLWELL STEPHEN						
GRANTEE: GUINN CHAD & ASHLEY						
0847/1386	9/04/1998	WD	Q	V		134,000
GRANTOR: COONROD ANNE T						
GRANTEE: COLWELL STEPHEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=20,20] S22 E2 S18 E14 S1 E21 N1 E13 N2 E3 S1 E9 N1 E3 E6 N12 W6 N30 W28 S4 W37 $
FUS=[YR=2026;ORIG=110,20] S41 E21 N1 E3 S1 E6 N1 E4 N40 W13 W21 $
FGR=[YR=2026;ORIG=94,74] W3 W6 W14 S37 E7 S1 E9 N1 E7 N37 $
FST=[YR=2026;ORIG=110,110] E18 N3 E3 N8 W3 N7 E3 N8 W3 N11 W18 S11 W2 S8 E2 S7 W2 S8 E2 S3 $
FOP=[YR=2026;ORIG=22,20] N12 E35 S2 E28 S6 W28 S4 W35 $
FOP=[YR=2026;ORIG=110,20] E21 N12 W21 S12 $
FOP=[YR=2026;ORIG=36,61] S6 E21 N2 E13 N5 W13 S1 W21 $
FOP=[YR=2026;ORIG=110,61] E21 S6 W21 N6 $
FOP=[YR=2026;ORIG=91,58] W6 S16 E6 N16 $

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0		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 01/22/2026 BY HS Total Acres: 0.00 Total Land Value: 500,000 Market: 0 Agricultural: 0 Common: 500,000 PRINTED 07/09/2026 BY SYS