



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		5 100
Frame	02	WOOD FRAME 100
Stories		2. 100
Units		0 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02

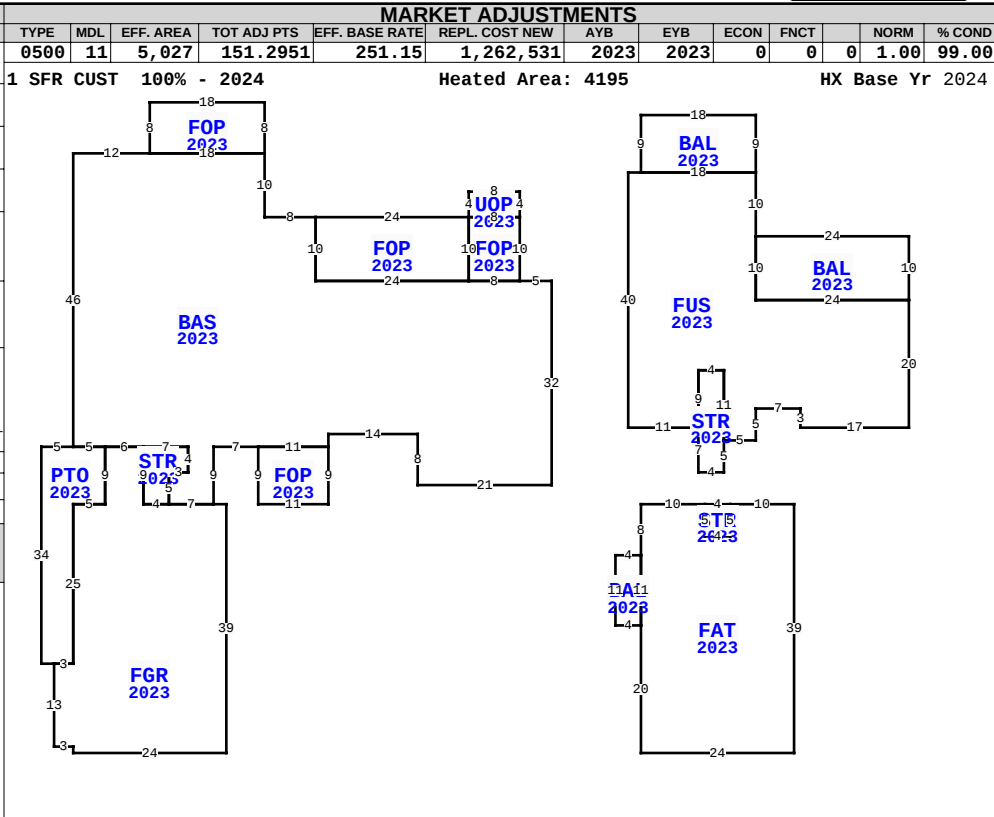
NEIGHBORHOOD/LOC	2024.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	44	15	2023	7	1,740
BAL	162	15	2023	24	5,968
BAL	240	15	2023	36	8,951
BAS	2,779	100	2023	2,779	690,967
FAT	916	20	2023	183	45,500
FGR	1,029	55	2023	566	140,729
FOP	80	30	2023	24	5,968
FOP	99	30	2023	30	7,460
FOP	144	30	2023	43	10,691
FOP	240	30	2023	72	17,902
TOTALS	7,345			5,027	1,249,906

EXTRA FEATURES	
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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
2	0860	POOL/SPA	0	100	0	0		1.00	UT 50,000.00	50,000.00	100	2024	2023	04	100	50,000
6	0600	SUMMER KIT	0	100	0	0		1.00	UT 5,000.00	5,000.00	100	2024	2023		93	4,650
7	0912	SCRN RM G	0	100	32	31		992.00	SF 21.00	21.00	100	2024	2023		93	19,374
8	1126	CB/STC 8"	0	100	36	5		180.00	SF 8.00	8.00	100	2024	2023		99	1,426

LAND DESCRIPTION			TOTAL OB/XF 75,450													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
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



** This building has 16 Sub-Areas

3051 RIVERSIDE DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY				PAGE 1 of 1	8
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE				1,249,906	
TOTAL MARKET OB/XF VALUE				75,450	
TOTAL LAND VALUE - MARKET				500,000	
TOTAL MARKET VALUE				1,825,356	
SOH/AGL Deduction				156,898	
ASSESSED VALUE				1,668,458	
TOTAL EXEMPTION VALUE		HX HB		51,411	
BASE TAXABLE VALUE				1,617,047	
TOTAL JUST VALUE				1,825,356	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				1,724,040	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20234546	CO		04/06/2023
220011395	POOL SCREEN RM 10	18,000	01/06/2023
20009997	SWIM POOL	50,000	10/20/2020
20003293	NEW CONSTR	576,467	04/16/2020

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD
2266/1839	4/08/2019	WD Q	V 02
GRANTOR: SEA DUNES INVESTMENTS		SALE PRICE	
GRANTEE: DAVIES JULIE M LIVI		278,000	
1319/0832		5/23/2005	WD Q V
GRANTOR: COONROD ANNE		280,000	
GRANTEE: SEA DUNES INVESTMEN			

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=2023;ORIG=100,30] W5 W8 W24 N10 W8 N10 W18 W12 S46 E5 E6 E7 S4 W3 S5 E7 N9 E7 E11 N2 E14 S8 E21 N32 \$			
FUS=[YR=2023;ORIG=156,33] W24 N10 N10 W18 W2 S40 E11 N9 E4 S11 E5 N5 E7 S3 E17 N20 \$			
FGR=[YR=2023;ORIG=30,56] S9 W5 S25 W3 S13 E3 S1 E24 N39 W2 W7 W4 N9 W6 \$			
FAT=[YR=2023;ORIG=138,65] W10 S5 W4 N5 W10 S8 S11 S20 E24 N39 \$			
FOP=[YR=2023;ORIG=63,20] E24 S10 W24 N10 \$			
BAL=[YR=2023;ORIG=132,23] E24 S10 W24 N10 \$			
PTO=[YR=2023;ORIG=30,56] W5 W5 S34 E2 E3 N25 E5 N9 \$			
BAL=[YR=2023;ORIG=114,4] E18 S9 W18 N9 \$			