

LOT 2  
IN OR 1605/1686  
SELVA VERDA SUB PB 4/49

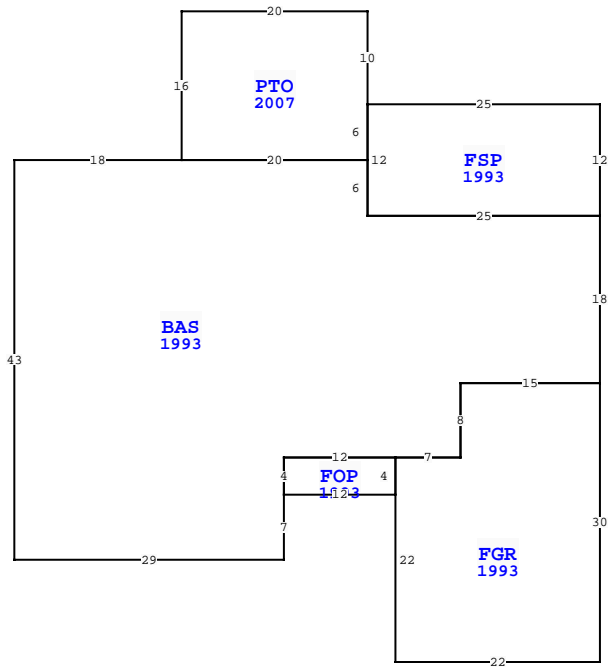
MCEACHERN KIRK/HOCKETT PHYLLIS D  
2613 VIA DEL REY  
FERNANDINA BEACH, FL 32034

2023

00-00-31-1685-0002-0000

BUILDING CHARACTERISTICS		CONSTRUCTION		
ELEMENT	CD			
Exterior Wall	05	AVERAGE 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	14	CARPET 70		
Interior Floor	08	SHT VINYL 30		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		2 100		
Frame	02	WOOD FRAME 100		
Stories		1. 1. 100		
Units		0 100		
BUD8 Adjustme	02	DIST FB 100		
Occupancy	00	NONE 100		
Quality	03	Quality Level 03		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA	01	
NEIGHBORHOOD/LOC		1073.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,065	100	2,065	200,757
FGR	604	55	332	32,277
FOP	48	30	14	1,361
FSP	300	40	120	11,666
PTO	320	5	16	1,556
TOTALS	3,337		2,547	247,617

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	2,547	99.8400	118.56	301,972	1979	1979	0	0	18.00	82.00		
1 SNGL FAM - 100% - 2010 Heated Area: 2065 HX Base Yr 2010													



NASSAU COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			247,617
TOTAL MARKET OB/XF VALUE			4,153
TOTAL LAND VALUE - MARKET			250,000
TOTAL MARKET VALUE			501,770
SOH/AGL Deduction			198,981
ASSESSED VALUE			302,789
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			252,789
TOTAL JUST VALUE			501,770
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			478,776

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101614	REMODEL	500	09/17/2010
20101257	H/AC	400	08/02/2010
20100882	OTHER	2,700	05/28/2010
20100773	ELEC OTHER	500	05/10/2010
20100738	OTHER	1,875	05/05/2010
20052829	H/AC	0	10/11/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1605/1686	2/17/2009	WD	Q	I	01	329,500
GRANTOR: EVANS CAROLINE A						
GRANTEE: MCEACHERN KIRK & PH						
0473/0382	11/01/1985	WD	U	I		115,000
GRANTOR:						
GRANTEE:						

EXTRA FEATURES		2613 VIA DEL REY, FERNANDINA BEACH																	
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			
1	0810	CONCRETE A	0	100	0	0			252.00	SF	6.50	6.50	100	1980	1980	3	35	573	
2	0812	CONCRETE C	0	100	0	0			1,332.00	SF	4.00	4.00	100	1980	1980	3	35	1,865	
4	0500	FP-PRE FAB	0	100	0	0			1.00	UT	3,500.00	3,500.00	100	1980	1980	3	49	1,715	

LAND DESCRIPTION		TOTAL OB/XF 4,153																						
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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000140	C	SFR GOLF A	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000							

BUILDING NOTES	

**BUILDING DIMENSIONS**  
 FSP=[YR=1993] W25 PTO=[YR=2007] N10 W20 S16 BAS=[YR=1993] W18 S43 E29 N7 FOP=[YR=1993] E12 N4 W12 S4\$ N4 E12 FGR=[YR=1993] S22 E22 N30 W15 S8 W7 \$ E7 N8 E15 N18 W25 N6 W20\$ E20 N6\$ S12 E25 N12\$.