

LOT 5
IN OR 1439/611
SELVA VERDA SUB PB 4/49

MEADOWS NANCY M & MICHAEL L
2601 VIA DEL REY
FERNANDINA BEACH, FL 32034

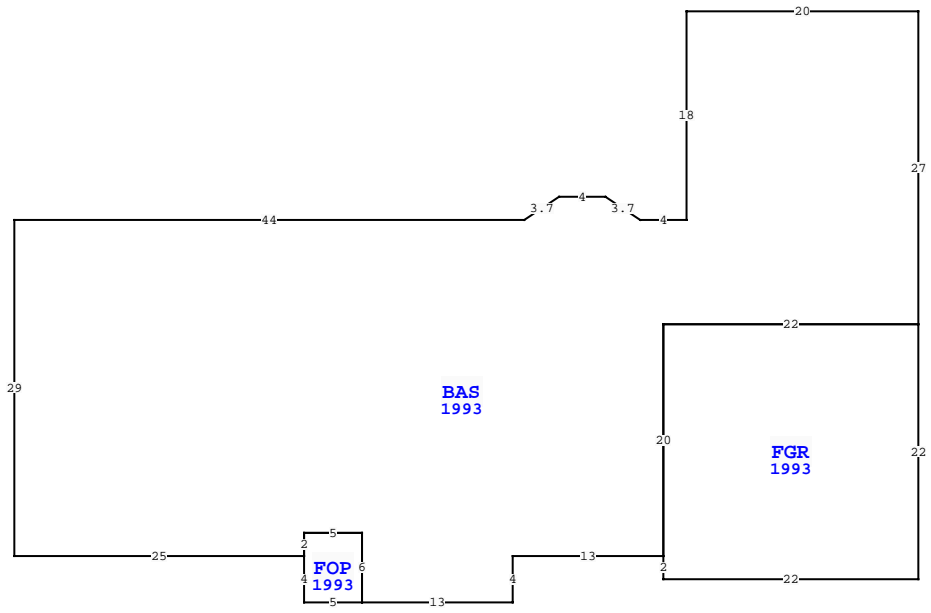
2023

00-00-31-1685-0005-0000



BUILDING CHARACTERISTICS		CONSTRUCTION		
ELEMENT	CD			
Exterior Wall	18	CEMENT BRK	100	
Roof Structur	03	GABLE/HIP	100	
Roof Cover	03	COMP SHNGL	100	
Interior Wall	05	DRYWALL	100	
Interior Floor	14	CARPET	80	
Interior Floor	13	LVT/LAMNT	20	
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	2,238	100	2,238	206,870
FGR	484	55	266	24,587
FOP	30	30	9	832
TOTALS	2,752		2,513	232,290

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,513	108.8640	129.28	324,881	1984	1984	0	0	28.50	71.50	
1 SNGL FAM - 100% - 2007 Heated Area: 2238 HX Base Yr 2007												



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			232,290
TOTAL MARKET OB/XF VALUE			11,608
TOTAL LAND VALUE - MARKET			250,000
TOTAL MARKET VALUE			493,898
SOH/AGL Deduction			186,986
ASSESSED VALUE			306,912
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			256,912
TOTAL JUST VALUE			493,898
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			470,353

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20071821	H/AC	3,000	09/25/2007
B021992	REPAIR/RRF	5,000	11/20/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1439/0611	8/24/2006	WD Q	Q	I		465,000
GRANTOR: TUCCARONE ANGELO A &						
GRANTEE: MEADOWS NANCY M & M						
0837/0565	6/11/1998	WD Q	Q	I		203,000
GRANTOR: LEWIS JOHN W JR						
GRANTEE: TUCCARONE ANGELO A						

EXTRA FEATURES																
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	0812	CONCRETE C	0	100	75	3		4.00	4.00	100	1984	1984	3	47	423	
2	0812	CONCRETE C	0	100	0	0		4.00	4.00	100	1984	1984	3	47	1,756	
3	0500	FP-PRE FAB	0	100	0	0		3,500.00	3,500.00	100	1984	1984	3	58	2,030	
5	0858	SCULP CONC	0	100	0	0		13.00	13.00	100	2005	2005	3	96	7,188	
6	0940	SHEDS/PORT	0	100	10	5		20.10	20.10	100	2002	2002	3	21	211	

2601 VIA DEL REY, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=1993] W20 S18 W4 U2 L3 W4 L3 D2 W44 S29 E25												
FOP=[YR=1993] S4 E5 N6 W5 S2\$ N2 E5 S6 E13 N4 E13												
FGR=[YR=1993] S2 E22 N22 W22 S20 \$ N20 E22 N27\$.												

LAND DESCRIPTION													TOTAL OB/XF												
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								