

LOT 8  
IN OR 690 PG 960  
SELVA VERDA SUB PB 4/49

STRIDER CHRISTOPHER ERIC & CHRISTINA W  
2509 VIA REY RD  
FERNANDINA BEACH, FL 32034-5268

2023

00-00-31-1685-0008-0000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 12 | CEDAR 100      |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 14 | CARPET 70      |
| Interior Floo            | 11 | CLAY TILE 30   |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 3 100          |
| Bathrooms                |    | 2.5 100        |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 2. | 2. 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       | 1,544            | 100         | 1,544        | 169,889              |
| DCK       | 420              | 10          | 42           | 4,622                |
| FGR       | 438              | 55          | 241          | 26,518               |
| FOP       | 16               | 30          | 5            | 550                  |
| FUS       | 950              | 100         | 950          | 104,530              |

|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 3,368 |  | 2,782 | 306,108 |
|--------|-------|--|-------|---------|

| EXTRA FEATURES |            |             |     |     |    |    |          |    |          |
|----------------|------------|-------------|-----|-----|----|----|----------|----|----------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W  | UNITS    | UT | Adj R    |
| 1              | 0811       | CONCRETE B  | 0   | 100 | 40 | 16 | 640.00   | SF | 5.20     |
| 2              | 0811       | CONCRETE B  | 0   | 100 | 22 | 4  | 88.00    | SF | 5.20     |
| 3              | 0500       | FP-PRE FAB  | 0   | 100 | 0  | 0  | 1.00     | UT | 3,500.00 |
| 4              | 0845       | KOOL DECK   | 0   | 100 | 98 | 3  | 294.00   | SF | 7.25     |
| 5              | 0861       | POOL GUNIT  | 0   | 100 | 30 | 14 | 420.00   | SF | 85.00    |
| 6              | 0810       | CONCRETE A  | 0   | 100 | 0  | 0  | 108.00   | SF | 6.50     |
| 7              | 0910       | SCRN RM L   | 0   | 100 | 40 | 27 | 1,080.00 | SF | 15.00    |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 000140   | C   | SFR GOLF A           | 100 |     |          | 0.00  | 0.00  | 1.00        |

| MARKET ADJUSTMENTS                                         |     |           |             |                |                |      |      |      |      |      |        |       |
|------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|-------|
| TYPE                                                       | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |       |
| 0900                                                       | 01  | 2,782     | 110.3040    | 130.99         | 364,414        | 1984 | 1990 | 0    | 0    | 0    | 16.00  | 84.00 |
| 1 SNGL FAM - 100% - 2011 Heated Area: 2494 HX Base Yr 2011 |     |           |             |                |                |      |      |      |      |      |        |       |
|                                                            |     |           |             |                |                |      |      |      |      |      |        |       |

|                                    |    |          |                |           |         |             |   |        |                 |           |  |  |
|------------------------------------|----|----------|----------------|-----------|---------|-------------|---|--------|-----------------|-----------|--|--|
| 2509 VIA DEL REY, FERNANDINA BEACH |    |          |                | BLD DATE  |         |             |   |        |                 | LGL DATE  |  |  |
|                                    |    |          |                | XF DATE   |         |             |   |        |                 | LAND DATE |  |  |
|                                    |    |          |                | INC DATE  |         |             |   |        |                 | AG DATE   |  |  |
| UNITS                              | UT | Adj R    | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL | Q | % COND | OB/XF MKT VALUE | NOTES     |  |  |
| 640.00                             | SF | 5.20     | 5.20           | 100       | 1984    | 1984        | 3 | 47     | 1,564           |           |  |  |
| 88.00                              | SF | 5.20     | 5.20           | 100       | 1984    | 1984        | 3 | 47     | 215             |           |  |  |
| 1.00                               | UT | 3,500.00 | 3,500.00       | 100       | 1984    | 1984        | 3 | 58     | 2,030           |           |  |  |
| 294.00                             | SF | 7.25     | 7.25           | 100       | 1988    | 1988        | 3 | 57     | 1,215           |           |  |  |
| 420.00                             | SF | 85.00    | 85.00          | 100       | 1988    | 1988        | 3 | 20     | 7,140           |           |  |  |
| 108.00                             | SF | 6.50     | 6.50           | 100       | 1984    | 1984        | 3 | 47     | 330             |           |  |  |
| 1,080.00                           | SF | 15.00    | 15.00          | 100       | 1988    | 1988        | 3 | 20     | 3,240           |           |  |  |
|                                    |    |          |                |           |         |             |   |        |                 |           |  |  |
|                                    |    |          |                |           |         |             |   |        |                 |           |  |  |
|                                    |    |          |                |           |         |             |   |        |                 |           |  |  |

| TOTAL OB/XF |          |       |       |             |           |     |           |        |         |            |                |      | 15,734 |  |  |
|-------------|----------|-------|-------|-------------|-----------|-----|-----------|--------|---------|------------|----------------|------|--------|--|--|
| R D         | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | L VA |        |  |  |
|             |          | 0.00  | 0.00  | 1.00        | LT        |     | 1.00      | 1.00   | 1.00    | 250,000.00 | 250,000.00     |      |        |  |  |
|             |          |       |       |             |           |     |           |        |         |            |                |      |        |  |  |
|             |          |       |       |             |           |     |           |        |         |            |                |      |        |  |  |
|             |          |       |       |             |           |     |           |        |         |            |                |      |        |  |  |
|             |          |       |       |             |           |     |           |        |         |            |                |      |        |  |  |
|             |          |       |       |             |           |     |           |        |         |            |                |      |        |  |  |
|             |          |       |       |             |           |     |           |        |         |            |                |      |        |  |  |
|             |          |       |       |             |           |     |           |        |         |            |                |      |        |  |  |
|             |          |       |       |             |           |     |           |        |         |            |                |      |        |  |  |
|             |          |       |       |             |           |     |           |        |         |            |                |      |        |  |  |
|             |          |       |       |             |           |     |           |        |         |            |                |      |        |  |  |
|             |          |       |       |             |           |     |           |        |         |            |                |      |        |  |  |
|             |          |       |       |             |           |     |           |        |         |            |                |      |        |  |  |
|             |          |       |       |             |           |     |           |        |         |            |                |      |        |  |  |
|             |          |       |       |             |           |     |           |        |         |            |                |      |        |  |  |
|             |          |       |       |             |           |     |           |        |         |            |                |      |        |  |  |
|             |          |       |       |             |           |     |           |        |         |            |                |      |        |  |  |
|             |          |       |       |             |           |     |           |        |         |            |                |      |        |  |  |
|             |          |       |       |             |           |     |           |        |         |            |                |      |        |  |  |
|             |          |       |       |             |           |     |           |        |         |            |                |      |        |  |  |
|             |          |       |       |             |           |     |           |        |         |            |                |      |        |  |  |
|             |          |       |       |             |           |     |           |        |         |            |                |      |        |  |  |
|             |          |       |       |             |           |     |           |        |         |            |                |      |        |  |  |
|             |          |       |       |             |           |     |           |        |         |            |                |      |        |  |  |
|             |          |       |       |             |           |     |           |        |         |            |                |      |        |  |  |
|             |          |       |       |             |           |     |           |        |         |            |                |      |        |  |  |
|             |          |       |       |             |           |     |           |        |         |            |                |      |        |  |  |
|             |          |       |       |             |           |     |           |        |         |            |                |      |        |  |  |
|             |          |       |       |             |           |     |           |        |         |            |                |      |        |  |  |
|             |          |       |       |             |           |     |           |        |         |            |                |      |        |  |  |
|             |          |       |       |             |           |     |           |        |         |            |                |      |        |  |  |
|             |          |       |       |             |           |     |           |        |         |            |                |      |        |  |  |
|             |          |       |       |             |           |     |           |        |         |            |                |      |        |  |  |
|             |          |       |       |             |           |     |           |        |         |            |                |      |        |  |  |
|             |          |       |       |             |           |     |           |        |         |            |                |      |        |  |  |
|             |          |       |       |             |           |     |           |        |         |            |                |      |        |  |  |
|             |          |       |       |             |           |     |           |        |         |            |                |      |        |  |  |
|             |          |       |       |             |           |     |           |        |         |            |                |      |        |  |  |
|             |          |       |       |             |           |     |           |        |         |            |                |      |        |  |  |
|             |          |       |       |             |           |     |           |        |         |            |                |      |        |  |  |
|             |          |       |       |             |           |     |           |        |         |            |                |      |        |  |  |
|             |          |       |       |             |           |     |           |        |         |            |                |      |        |  |  |
|             |          |       |       |             |           |     |           |        |         |            |                |      |        |  |  |
|             |          |       |       |             |           |     |           |        |         |            |                |      |        |  |  |
|             |          |       |       |             |           |     |           |        |         |            |                |      |        |  |  |
|             |          |       |       |             |           |     |           |        |         |            |                |      |        |  |  |
|             |          |       |       |             |           |     |           |        |         |            |                |      |        |  |  |
|             |          |       |       |             |           |     |           |        |         |            |                |      |        |  |  |
|             |          |       |       |             |           |     |           |        |         |            |                |      |        |  |  |
|             |          |       |       |             |           |     |           |        |         |            |                |      |        |  |  |
|             |          |       |       |             |           |     |           |        |         |            |                |      |        |  |  |
|             |          |       |       |             |           |     |           |        |         |            |                |      |        |  |  |
|             |          |       |       |             |           |     |           |        |         |            |                |      |        |  |  |
|             |          |       |       |             |           |     |           |        |         |            |                |      |        |  |  |
|             |          |       |       |             |           |     |           |        |         |            |                |      |        |  |  |
|             |          |       |       |             |           |     |           |        |         |            |                |      |        |  |  |
|             |          |       |       |             |           |     |           |        |         |            |                |      |        |  |  |
|             |          |       |       |             |           |     |           |        |         |            |                |      |        |  |  |
|             |          |       |       |             |           |     |           |        |         |            |                |      |        |  |  |
|             |          |       |       |             |           |     |           |        |         |            |                |      |        |  |  |
|             |          |       |       |             |           |     |           |        |         |            |                |      |        |  |  |
|             |          |       |       |             |           |     |           |        |         |            |                |      |        |  |  |
|             |          |       |       |             |           |     |           |        |         |            |                |      |        |  |  |
|             |          |       |       |             |           |     |           |        |         |            |                |      |        |  |  |
|             |          |       |       |             |           |     |           |        |         |            |                |      |        |  |  |
|             |          |       |       |             |           |     |           |        |         |            |                |      |        |  |  |
|             |          |       |       |             |           |     |           |        |         |            |                |      |        |  |  |
|             |          |       |       |             |           |     |           |        |         |            |                |      |        |  |  |
|             |          |       |       |             |           |     |           |        |         |            |                |      |        |  |  |
|             |          |       |       |             |           |     |           |        |         |            |                |      |        |  |  |
|             |          |       |       |             |           |     |           |        |         |            |                |      |        |  |  |
|             |          |       |       |             |           |     |           |        |         |            |                |      |        |  |  |
|             |          |       |       |             |           |     |           |        |         |            |                |      |        |  |  |
|             |          |       |       |             |           |     |           |        |         |            |                |      |        |  |  |
|             |          |       |       |             |           |     |           |        |         |            |                |      |        |  |  |
|             |          |       |       |             |           |     |           |        |         |            |                |      |        |  |  |
|             |          |       |       |             |           |     |           |        |         |            |                |      |        |  |  |
|             |          |       |       |             |           |     |           |        |         |            |                |      |        |  |  |
|             |          |       |       |             |           |     |           |        |         |            |                |      |        |  |  |
|             |          |       |       |             |           |     |           |        |         |            |                |      |        |  |  |
|             |          |       |       |             |           |     |           |        |         |            |                |      |        |  |  |
|             |          |       |       |             |           |     |           |        |         |            |                |      |        |  |  |
|             |          |       |       |             |           |     |           |        |         |            |                |      |        |  |  |
|             |          |       |       |             |           |     |           |        |         |            |                |      |        |  |  |
|             |          |       |       |             |           |     |           |        |         |            |                |      |        |  |  |
|             |          |       |       |             |           |     |           |        |         |            |                |      |        |  |  |
|             |          |       |       |             |           |     |           |        |         |            |                |      |        |  |  |
|             |          |       |       |             |           |     |           |        |         |            |                |      |        |  |  |
|             |          |       |       |             |           |     |           |        |         |            |                |      |        |  |  |
|             |          |       |       |             |           |     |           |        |         |            |                |      |        |  |  |
|             |          |       |       |             |           |     |           |        |         |            |                |      |        |  |  |
|             |          |       |       |             |           |     |           |        |         |            |                |      |        |  |  |
|             |          |       |       |             |           |     |           |        |         |            |                |      |        |  |  |
|             |          |       |       |             |           |     |           |        |         |            |                |      |        |  |  |
|             |          |       |       |             |           |     |           |        |         |            |                |      |        |  |  |

| NASSAU COUNTY PROPERTY    |  |  |  |  |  |              |  |  |  |  |  | PAGE 1 of 1 | 2         |
|---------------------------|--|--|--|--|--|--------------|--|--|--|--|--|-------------|-----------|
| VALUATION SUMMARY         |  |  |  |  |  |              |  |  |  |  |  | STANDARD    |           |
| VALUATION BY              |  |  |  |  |  | Tax Group: 2 |  |  |  |  |  |             | Tax Dist: |
| BUILDING MARKET VALUE     |  |  |  |  |  | 306,108      |  |  |  |  |  |             |           |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  |  | 15,734       |  |  |  |  |  |             |           |
| TOTAL LAND VALUE - MARKET |  |  |  |  |  | 250,000      |  |  |  |  |  |             |           |
| TOTAL MARKET VALUE        |  |  |  |  |  | 571,842      |  |  |  |  |  |             |           |
| SOH/AGL Deduction         |  |  |  |  |  | 229,090      |  |  |  |  |  |             |           |
| ASSESSED VALUE            |  |  |  |  |  | 342,752      |  |  |  |  |  |             |           |
| TOTAL EXEMPTION VALUE     |  |  |  |  |  | 50,000       |  |  |  |  |  |             | HX HB     |
| BASE TAXABLE VALUE        |  |  |  |  |  | 292,752      |  |  |  |  |  |             |           |
| TOTAL JUST VALUE          |  |  |  |  |  | 571,842      |  |  |  |  |  |             |           |
| NCON VALUE                |  |  |  |  |  | 0            |  |  |  |  |  |             |           |
| INCOME VALUE              |  |  |  |  |  |              |  |  |  |  |  |             |           |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  |  | 541,351      |  |  |  |  |  |             |           |

| PERMIT NUM | DESCRIPTION | AMT   | ISSUED     |
|------------|-------------|-------|------------|
| 4960       | SWIM POOL   | 9,000 | 08/02/1988 |

| SALES DATA                   |            |              |        |        |           |               |  |
|------------------------------|------------|--------------|--------|--------|-----------|---------------|--|
| OFF RECORD<br>Number         | DATE       | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |
| 0690/0960                    | 10/15/1993 | WD           | U      | I      | 07        | 100           |  |
| GRANTOR: ELDER HOLLIS & S M  |            |              |        |        |           |               |  |
| GRANTEE: STRIDER CHRISTOPHER |            |              |        |        |           |               |  |
| 0687/0382                    | 8/25/1993  | WD           | Q      | I      |           | 135,000       |  |
| GRANTOR: ELDER HOLLIS & S M  |            |              |        |        |           |               |  |
| GRANTEE: STRIDER CHRIS & C W |            |              |        |        |           |               |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                                                                     |  |  |  |  |  |  |  |  |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| DCK=[YR=1994] W39 S12 BAS=[YR=1993] S36 FGR=[YR=1993] W3 S23 E21 N20 FOP=[YR=1993] E8 N2 W8 S2\$ W15 N3W3\$ E3 S3 E15 N2 E8 S2 E13 N39 W14 N4 W12 S4 W13\$ E13 N4 E12 S4 E14 N12\$ PTR=E20 FUS=[YR=1993] E39 S26 W7 N2 W32 N24\$ W20\$. |  |  |  |  |  |  |  |  |  |