

LOT 15  
IN OR 855/380  
SELVA VERDA SUB PB 4/49

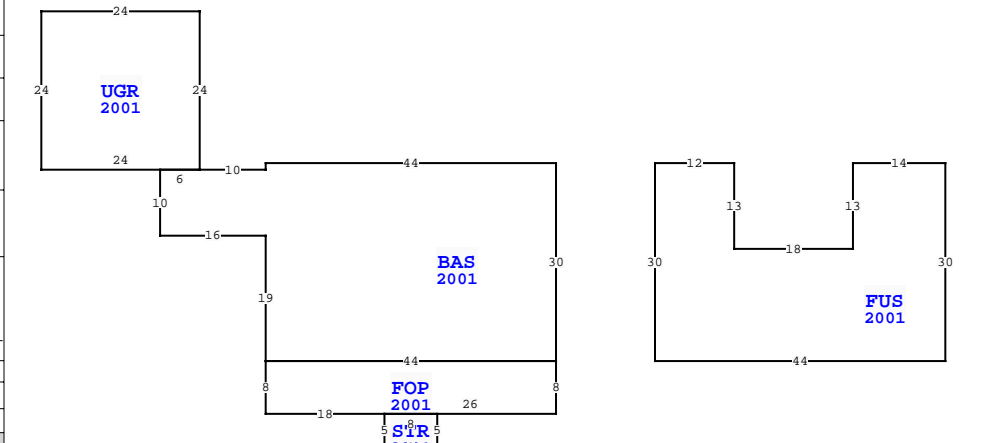
YOUNG JEFFREY M & CAROL ANNE  
2401 VIA DEL REY  
FERNANDINA BEACH, FL 32034

2023

00-00-31-1685-0015-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	02	WALL BD/WD	50
Interior Wall	05	DRYWALL	50
Interior Floo	14	CARPET	60
Interior Floo	12	HARDWOOD	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3.5	100
Frame	02	WOOD FRAME	100
Stories	2.	2.100	
Units		0	100
Occupancy	00	NONE	100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	2,935	104.6220	124.24	364,644	2001	2001	0	0	10.00	90.00		
1 SNGL FAM - 100% - 2002 Heated Area: 2566 HX Base Yr 2002													



Quality	04	Quality Level 04		
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	1,480	100	1,480	165,488
FOP	352	30	106	11,852
FUS	1,086	100	1,086	121,433
STR	40	10	4	447
UGR	576	45	259	28,960
TOTALS	3,534		2,935	328,180

2401 VIA DEL REY, FERNANDINA BEACH

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

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	0855	CONC PAVER	0	100	0	0		7.00	7.00	100	2017	2017	3	97	7,523	
2	1242	WD DECK A	0	100	16	8		10.00	10.00	100	2012	2012	3	60	768	

NASSAU COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE			328,180	
TOTAL MARKET OB/XF VALUE			8,291	
TOTAL LAND VALUE - MARKET			175,000	
TOTAL MARKET VALUE			511,471	
SOH/AGL Deduction			233,318	
ASSESSED VALUE			278,153	
TOTAL EXEMPTION VALUE	HX HB VX		55,000	
BASE TAXABLE VALUE			223,153	
TOTAL JUST VALUE			511,471	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			481,141	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20172365	PAVERS	0	08/02/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0855/0380	11/09/1998	WD	Q	V		47,000
GRANTOR: FAIRCLOTH BERTHA L TR						
GRANTEE: YOUNG JEFFREY M & C						
0670/1494	11/23/1992	WD	U	V	07	100
GRANTOR: FAIRCLOTH BERTHA L H						
GRANTEE: FAIRCLOTH BERTHA L						

BUILDING NOTES

**BUILDING DIMENSIONS**  
 BAS=[YR=2001] W44 S1 W10 UGR=[YR=2001] N24 W24 S24 E24 \$ W6  
 S10 E16 S19 FOP=[YR=2001] S8 E18 STR=[YR=2001] S5 E8 N5 W8  
 \$ E26 N8 W44 \$ E44 N30 \$ PTR= E15 FUS=[YR=2001] E12 S13 E18  
 N13 E14 S30 W44 N30 \$ W15 \$ .

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	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	175,000.00	175,000.00	175,000							