

LOT 17
IN OR 428 PG 94
SELVA VERDA SUB PB 4/49

DEAN JERRY L & KATHY J
2406 VIA DEL REY
FERNANDINA BEACH, FL 32034

2023

00-00-31-1685-0017-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	11	CLAY TILE 40
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

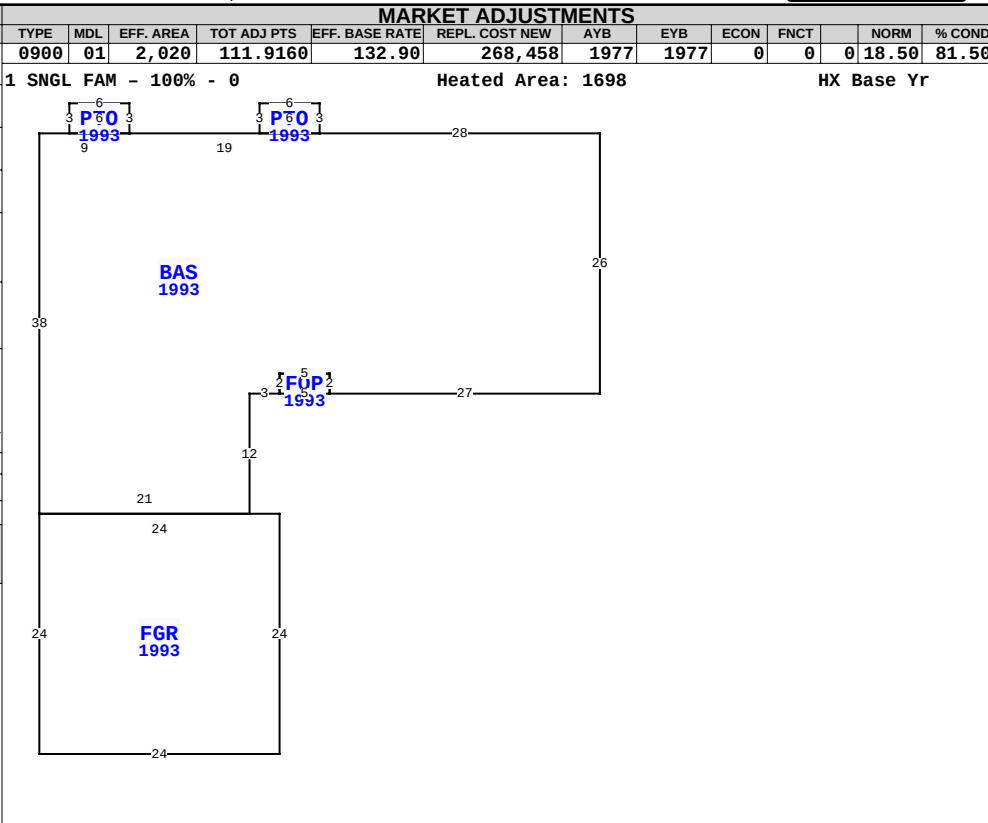
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1073.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,698	100	1,698	183,916
FGR	576	55	317	34,335
FOP	10	30	3	325
PTO	18	5	1	108
PTO	18	5	1	108

TOTALS	2,320		2,020	218,793
--------	-------	--	-------	---------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	1,065.00	SF	4.00	4.00	
2	0810	CONCRETE A	0	100	14	5	70.00	SF	6.50	6.50	
3	1242	WD DECK A	0	100	25	16	400.00	SF	10.00	10.00	
4	0825	BRICK	0	100	0	0	117.00	SF	12.50	12.50	
5	0801	ASPHALT A	0	100	0	0	301.00	SF	3.00	3.00	
6	0940	SHEDS/PORT	0	100	10	8	80.00	SF	19.50	19.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100			0.00	0.00	1.00	LT	



2406 VIA DEL REY, FERNANDINA BEACH	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

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	0	0	1,065.00	SF	4.00	4.00	100	1977	1977	3	29	1,235	
2	0810	CONCRETE A	0	100	14	5	70.00	SF	6.50	6.50	100	1977	1977	3	29	132	
3	1242	WD DECK A	0	100	25	16	400.00	SF	10.00	10.00	100	1984	1984	3	20	800	
4	0825	BRICK	0	100	0	0	117.00	SF	12.50	12.50	100	1984	1984	3	81	1,185	
5	0801	ASPHALT A	0	100	0	0	301.00	SF	3.00	3.00	100	1993	1993	3	50	452	
6	0940	SHEDS/PORT	0	100	10	8	80.00	SF	19.50	19.50	100	2008	2008	3	40	624	

TOTAL OB/XF											
4,428											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 2										Tax Dist:	
BUILDING MARKET VALUE										218,793	
TOTAL MARKET OB/XF VALUE										4,428	
TOTAL LAND VALUE - MARKET										175,000	
TOTAL MARKET VALUE										398,221	
SOH/AGL Deduction										264,397	
ASSESSED VALUE										133,824	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										83,824	
TOTAL JUST VALUE										398,221	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										377,738	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20091060	H/AC	4,000	08/13/2009
20080759	XF0B	1,578	05/05/2008
B969580	REPAIR/RRF	5,700	02/07/1996

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0278/0125	10/01/1978	AC	U	I		9,400	
GRANTOR:							
GRANTEE:							

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=1993] W28 PT0=[YR=1993] N3 W6 S3 E6 \$ W19											
PT0=[YR=1993] N3 W6 S3 E6 \$ W9 S38 FGR=[YR=1993] S24 E24 N24											
W24 \$ E21 N12 E3 FOP=[YR=1993] E5 N2 W5 S2 \$ N2 E5 S2 E27 N26											
\$.											