

LOT 19
IN OR 265 PG 497
SELVA VERDA SUB PB 4/49

MCNULTY MICHAEL P & JOAN P
2414 VIA DEL REY
FERNANDINA BEACH, FL 32034

2023

00-00-31-1685-0019-0000



BUILDING CHARACTERISTICS			
ELEMENT	CD	CONSTRUCTION	
Exterior Wall	08	WD ON PLY 50	
Exterior Wall	20	FACE BRICK 50	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 90	
Interior Floor	11	CLAY TILE 10	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms	4	100	
Bathrooms	2	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	748	100	748	61,492
BAS	1,394	100	1,394	114,599
FEP	144	80	115	9,454
FGR	575	55	316	25,978
FOP	342	30	103	8,468

TOTALS	3,203		2,676	219,990
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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	120.00	SF	4.00	4.00	168
2	0812	CONCRETE C	0	100	0	0	720.00	SF	4.00	4.00	1,008
3	0812	CONCRETE C	0	100	0	0	500.00	SF	4.00	4.00	700
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	1,750.00	1,750.00	858
5	0940	SHEDS/PORT	0	100	15	10	150.00	SF	21.30	21.30	639
6	1242	WD DECK A	0	100	18	7	126.00	SF	10.00	10.00	252

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

REVIEW DATE	11/27/2017	BY	DJ
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,676	98.6880	117.19	313,600	1978	1978	0	0	29.85	70.15
1 SNGL FAM - 100% - 0 Heated Area: 2142 HX Base Yr											

2414 VIA DEL REY, FERNANDINA BEACH

TOTAL OB/XF 3,625											
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REVIEW DATE	11/27/2017	BY	DJ
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Total Acres:	0.00	Total Land Value:	250,000	Market:	0	Agricultural:	0
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NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		219,990	
TOTAL MARKET OB/XF VALUE		3,625	
TOTAL LAND VALUE - MARKET		250,000	
TOTAL MARKET VALUE		473,615	
SOH/AGL Deduction		282,845	
ASSESSED VALUE		190,770	
TOTAL EXEMPTION VALUE		100,000	
BASE TAXABLE VALUE		90,770	
TOTAL JUST VALUE		473,615	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		454,082	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20070816	XFOB	4,000	05/09/2007

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0265/0497	5/01/1978	WD Q	V		
GRANTOR:					
GRANTEE:					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=1993;ORIG=0,0] W33 W12 S16 W25 S7 E24 S4 E4 E42 N27 \$					
BAS=[YR=1993;ORIG=46,17] N17 W44 S17 E44 \$					
FGR=[YR=1993;ORIG=-45,-7] W25 S23 E25 N23 \$					
FOP=[YR=2007;ORIG=-42,27] S9 E38 N9 W38 \$					
FEP=[YR=2007;ORIG=-33,0] N12 W12 S5 S7 E12 \$					

OTHER ADJUSTMENTS AND NOTES											

Common:	250,000
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