

LOT 20
IN OR 1564/1837
SELVA VERDA SUB PB 4/49

GENTRY DONALD G
2418 VIA DEL REY
FERNANDINA BEACH, FL 32034-5271

2023

00-00-31-1685-0020-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

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	3,082	100	3,082	388,544
FGR	586	55	322	40,594
FOP	81	30	24	3,026
FOP	417	30	125	15,759
UOP	90	20	18	2,269

TOTALS 4,256 3,571 450,191

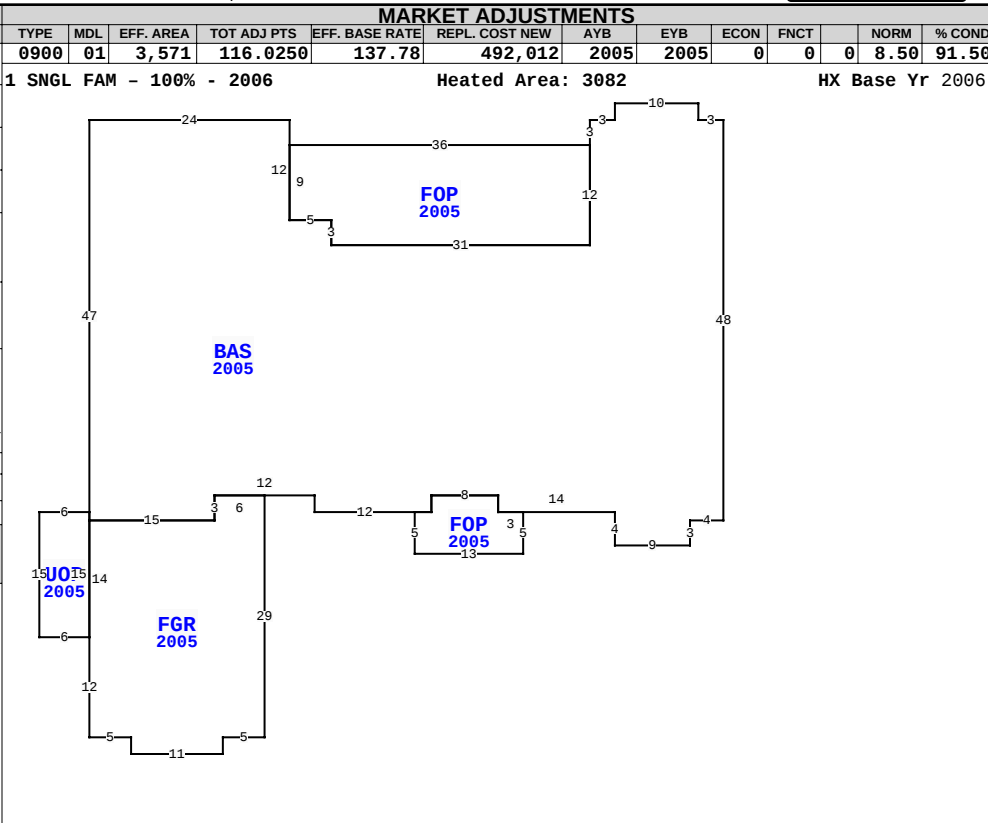
EXTRA FEATURES

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	90	3,150	
2	0812	CONCRETE C	0	100	0	0	1,593.00	SF	4.00	4.00	100	2005	2005	3	87	5,544	
3	0810	CONCRETE A	0	100	7	2	14.00	SF	6.50	6.50	100	2005	2005	3	87	79	
4	0861	POOL GUNIT	0	100	0	0	302.00	SF	85.00	85.00	100	2005	2005	3	44	11,295	
5	0845	KOOL DECK	0	100	66	1	66.00	SF	7.25	7.25	100	2005	2005	3	87	416	
6	0855	CONC PAVER	0	100	0	0	772.00	SF	10.00	10.00	100	2005	2005	3	87	6,716	
7	0910	SCRN RM L	0	100	0	0	1,107.00	SF	15.00	15.00	100	2005	2005	3	27	4,483	
8	0810	CONCRETE A	0	100	7	5	35.00	SF	6.50	6.50	100	2005	2005	3	87	198	
9	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2005	2005	3	27	270	

LAND DESCRIPTION

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							

REVIEW DATE 11/27/2017 BY DJ



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

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8	0810	CONCRETE A	0	100	7	5	35.00	SF	6.50	6.50	100	2005	2005	3	87	198	
9	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2005	2005	3	27	270	

TOTAL OB/XF 32,151

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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							

Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000

NASSAU COUNTY PROPERTY PAGE 1 of 1 2

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE		450,191
TOTAL MARKET OB/XF VALUE		32,151
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		732,342
SOH/AGL Deduction		271,944
ASSESSED VALUE		460,398
TOTAL EXEMPTION VALUE	HX HB WR	55,000
BASE TAXABLE VALUE		405,398
TOTAL JUST VALUE		732,342
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		687,164

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20051146	REMODEL	6,000	01/28/2005
20042227	NEW CONSTR	1,000	11/30/2004
20042115	GAS	0	11/17/2004
20042112	SWIM POOL	28,000	11/10/2004
20042066	H/AC	9,000	11/03/2004
B041454	NEW CONSTR	212,000	08/19/2004

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1564/1837	5/06/2008	QC	U	I	01
GRANTOR: GENTRY DONALD G & JAN					SALE PRICE
GRANTEE: GENTRY DONALD & JAN					100
1465/0854	12/13/2006	QC	U	I	01
GRANTOR: GENTRY DONALD & JANE					100
GRANTEE: GENTRY DONALD G & J					

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W3 N2 W10 S2 W3 S3 FOP=[YR=2005] W36 S9 E5 S3 E31 N12\$ S12 W31 N3 W5 N12 W24 S47 UOP=[YR=2005] W6 S15 E6 FGR=[YR=2005] S12 E5 S2 E11 N2 E5 N29 W6 S3 W15 S14\$ N15\$ S1 E15 N3 E12 S2 E12 FOP=[YR=2005] S5 E13 N5 W3 N2 W8 S2 W2\$ E2 N2 E8 S2 E14 S4 E9 N3 E4 N48\$.

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