

MAYNARD FAMILY TRUST/MAYNARD ROBERT E JR TRUSTEE
2504 VIA DEL REY
FERNANDINA BEACH, FL 32034

00-00-31-1685-0022-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMNT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT % COND										VALUATION BY STANDARD									
Exterior Wall 10 ABOVE AVG 100										0900 01 3,838 108.4050 128.73 494,066 2000 2000 0 0 10.50 89.50										Tax Group: 2 Tax Dist:									
Roof Structur 03 GABLE/HIP 100										1 SNGL FAM - 100% - 2014 Heated Area: 3242 HX Base Yr 2014										BUILDING MARKET VALUE 442,189									
Roof Cover 03 COMP SHNGL 100																				TOTAL MARKET OB/XF VALUE 62,516									
Interior Wall 05 DRYWALL 100																				TOTAL LAND VALUE - MARKET 250,000									
Interior Floor 12 HARDWOOD 50																				TOTAL MARKET VALUE 754,705									
Interior Floor 14 CARPET 50																				SOH/AGL Deduction 235,867									
Air Condition 03 CENTRAL 100																				ASSESSED VALUE 518,838									
Heating Type 04 AIR DUCTED 100																				TOTAL EXEMPTION VALUE HX HB 50,000									
Bedrooms 3 100																				BASE TAXABLE VALUE 468,838									
Bathrooms 3 100																				TOTAL JUST VALUE 754,705									
Frame 02 WOOD FRAME 100																				NCON VALUE 14,746									
Stories 1. 1. 100																				INCOME VALUE									
Units 0 100																				PREVIOUS YEAR MKT VALUE 709,082									
Occupancy 00 NONE 100																													
Quality 05 Quality Level 05																													
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 3,058 100 3,058 352,322																													
BAS 184 100 184 21,199																													
FGR 526 55 289 33,297																													
FOP 504 30 151 17,397																													
FSP 370 40 148 17,052																													
PTO 126 5 6 691																													
STP 24 10 2 230																													
TOTALS 4,792 3,838 442,189																													
EXTRA FEATURES										2504 VIA DEL REY, FERNANDINA BEACH																			
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 2,790.00 SF 4.00 4.00 100 2000 2000 3 80 8,928																													
2 0810 CONCRETE A 0 100 0 0 66.00 SF 6.50 6.50 100 2000 2000 3 80 343																													
3 0858 SCULP CONC 0 100 3 1 3.00 SF 13.00 13.00 100 2000 2000 3 94 37																													
4 0861 POOL GUNIT 0 100 0 0 361.00 SF 85.00 85.00 100 2016 2016 3 84 25,775																													
5 0871 POOL HTR R 0 100 0 0 1.00 UT 2,000.00 2,000.00 100 2016 2016 3 78 1,560																													
6 0911 SCR N RM A 0 100 0 0 1,258.00 SF 17.50 17.50 100 2016 2016 3 78 17,172																													
7 0855 CONC PAVER 0 100 0 0 897.00 SF 10.00 10.00 100 2016 2016 3 97 8,701																													
LAND DESCRIPTION										TOTAL OB/XF 62,516																			
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T DPTH 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 11/22/2022 BY DJ										Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000										PRINTED 08/02/2023 BY SYS									