

LOT 23
IN OR 405 PG 61
SELVA VERDA SUB PB 4/49

BRIM DANIEL S & SUSAN T
PO BOX 746
FERNANDINA BEACH, FL 32035-0746

2023

00-00-31-1685-0023-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories		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
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NEIGHBORHOOD/LOC	1073.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,980	100	1,980	210,636
BAS	324	100	324	34,468
DCK	169	10	17	1,808
FGR	506	55	278	29,574
FOP	75	30	22	2,341
FOP	12	30	4	425

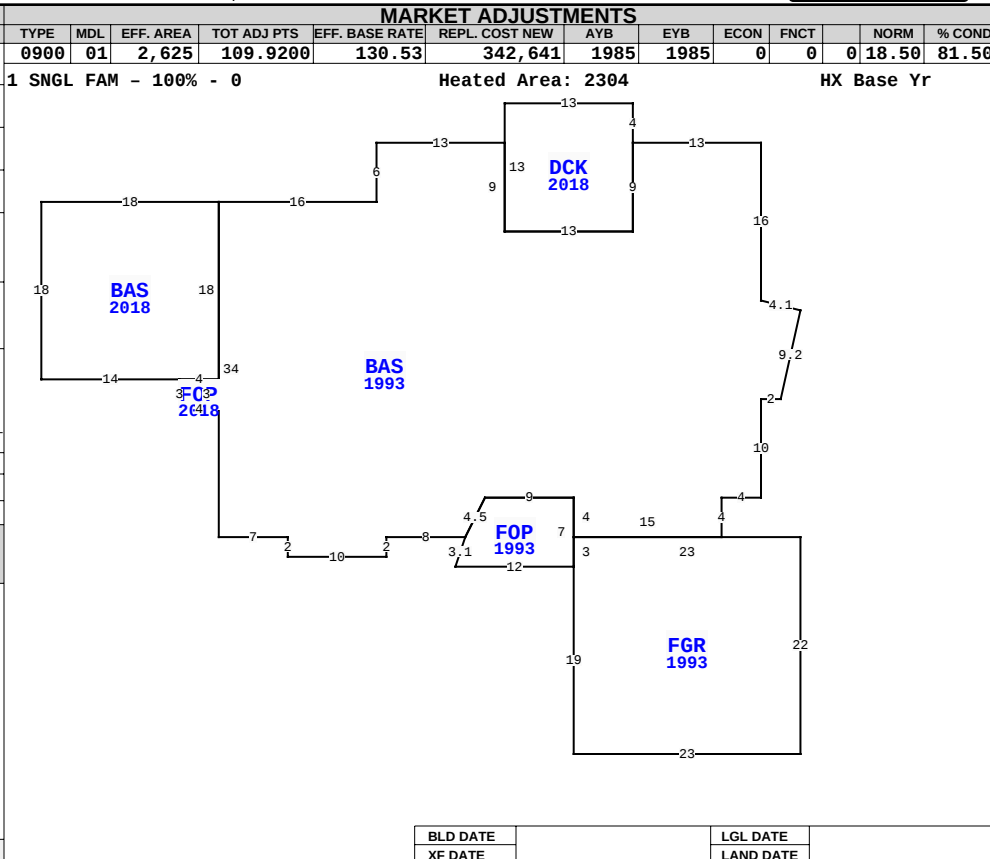
TOTALS	3,066		2,625	279,252
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EXTRA FEATURES

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	1985	1985	3	60	2,100	
3	1242	WD DECK A	0 100	0	0	420.00	SF	10.00	10.00	100	1988	1988	3	20	840	
4	0811	CONCRETE B	0 100	0	0	680.00	SF	5.20	5.20	100	1990	1990	3	62	2,192	
5	1242	WD DECK A	0 100	0	0	680.00	SF	7.50	7.50	100	2009	2009	3	45	2,295	
6	0462	ST/AL FNC	0 100	0	0	132.00	SF	10.00	10.00	100	2018	2018	3	90	1,188	

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							



2508 VIA DEL REY, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

TOTAL OB/XF																8,615
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NASSAU COUNTY PROPERTY

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		279,252
TOTAL MARKET OB/XF VALUE		8,615
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		537,867
SOH/AGL Deduction		351,104
ASSESSED VALUE		186,763
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		136,763
TOTAL JUST VALUE		537,867
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		513,153

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20171598	ADDITION	82,666	05/24/2017
20100873	REPAIR/RRF	9,000	05/26/2010
4683	XF0B	3,500	02/09/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0405/0061	11/01/1983	FS	U	V		100

GRANTOR:						
GRANTEE:						
0295/0039	7/01/1979	DC	Q	V		16,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W13 DCK=[YR=2018] N4 W13 S13 E13 N9\$ S9 W13 N9 W13 S6 W16 BAS=[YR=2018] W18 S18 E14 FOP=[YR=2018] S3 E4 N3 W4\$ E4 N18\$ S34 E7 S2 E10 N2 E8 FOP=[YR=1993] D3 L1 E12 FGR=[YR=1993] S19 E23 N22 W23 S3\$ N7 W9 D4 L2 \$ U4 R2 E9 S4 E15N4 E4 N10 E2 U9 R2 U1 L4 N16\$.