LOT 26
IN OR 2072/1863
SELVA VERDA SUB PB 4/49

LOUD ADAM J
2600 VIA DEL REY
FERNANDINA BEACH, FL 32034

2023

00-00-31-1685-0026-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
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

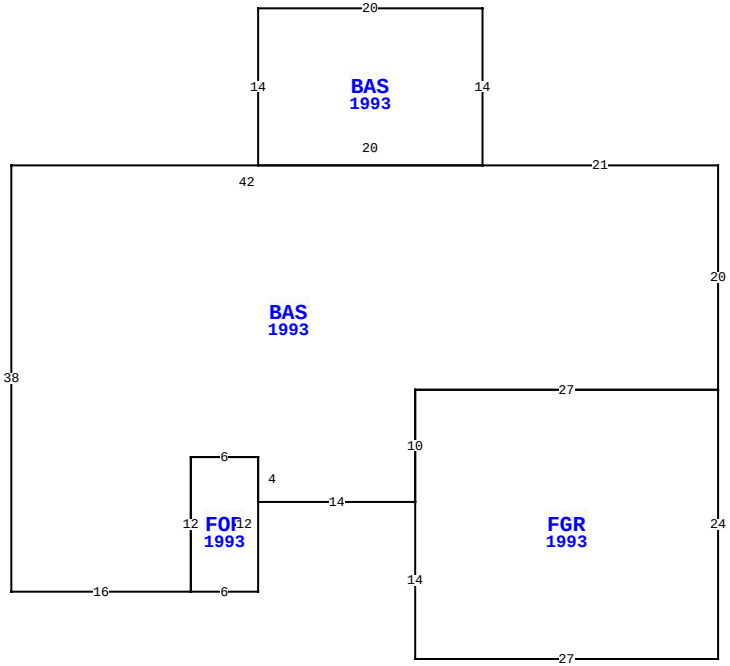
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1073.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	280	100	280	26,745
BAS	1,724	100	1,724	164,673
FGR	648	55	356	34,004
FOP	72	30	22	2,101
TOTALS	2,724		2,382	227,524

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	MA	NORM	% COND
0900	01	2,382	105.3000	125.04	297,845	1981	1981	0	0	5	18.61	76.39

1 SNGL FAM – 100% - 2017 Heated Area: 2004 HX Base Yr 2017



2600 VIA DEL REY, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		227,524
TOTAL MARKET OB/XF VALUE		1,803
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		479,327
SOH/AGL Deduction		172,153
ASSESSED VALUE		307,174
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		257,174
TOTAL JUST VALUE		479,327
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		458,987

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20052659	XFOB	1,000	09/19/2005
20051728	REMODEL	1,000	05/04/2005
20051709	REMODEL	2,000	04/29/2005
20051551	REPAIR/RRF	3,000	04/11/2005
20051213	REPAIR/RRF	1,000	02/09/2005
B8629	REMODEL	3,150	10/17/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2072/1863	9/19/2016	WD	Q	I	01	325,000
GRANTOR: MAYNARD ROBERT E JR &						
GRANTEE: LOUD ADAM J						
1675/0957	3/11/2010	QC	U	I	11	100
GRANTOR: MAYNARD DARYL & ROBER						
GRANTEE: MAYNARD ROBERT E JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W21 BAS=[YR=1993] N14 W20 S14 E20 $ W42 S38 E16 FOP=[YR=1993] E6 N12 W6 S12 $ N12 E6 S4 E14 FGR=[YR=1993] S14 E27 N24 W27 S10 $ N10 E27 N20 $.

EXTRA FEATURES

LN	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	1981	1981	3	51.5	1,803	

LAND DESCRIPTION

TOTAL OB/XF 1,803

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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 11/27/2017 BY DJ Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/02/2023 BY SYS