

MARTIN DALE L
2404 LOS ROBLES
FERNANDINA BEACH, FL 32034

00-00-31-1686-0028-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										VALUATION BY STANDARD									
Exterior Wall 12 CEDAR 100										0900 01 2,740 113.7600 135.09 370,147 1981 1981 0 0 0 20.50 79.50										Tax Group: 2 Tax Dist:									
Roof Structur 03 GABLE/HIP 100										1 SNGL FAM - 100% - 2016 Heated Area: 2448 HX Base Yr 2016										BUILDING MARKET VALUE 294,267									
Roof Cover 05 COMP SHNGL 100																				TOTAL MARKET OB/XF VALUE 57,724									
Interior Wall 03 DRYWALL 100																				TOTAL LAND VALUE - MARKET 175,000									
Interior Floo 11 CLAY TILE 50																				TOTAL MARKET VALUE 526,991									
Interior Floo 14 CARPET 50																				SOH/AGL Deduction 194,492									
Air Condition 03 CENTRAL 100																				ASSESSED VALUE 332,499									
Heating Type 04 AIR DUCTED 100																				TOTAL EXEMPTION VALUE HX HB 50,000									
Bedrooms 3 100																				BASE TAXABLE VALUE 282,499									
Bathrooms 3 100																				TOTAL JUST VALUE 526,991									
Frame 02 WOOD FRAME 100																				NCON VALUE 0									
Stories 1. 1. 100																				INCOME VALUE									
Units 0 100																				PREVIOUS YEAR MKT VALUE 489,036									
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 2,448 100 2,448 262,907																													
FGR 462 55 254 27,279																													
FOP 44 30 13 1,396																													
PTO 500 5 25 2,685																													
TOTALS 3,454 2,740 294,267																													
EXTRA FEATURES										2404 LOS ROBLES, 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 2,838.00 SF 4.00 4.00 100 1981 1981 3 38 4,314																													
2 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																													
3 0812 CONCRETE C 0 100 27 4 108.00 SF 4.00 4.00 100 1986 1986 3 52 225																													
4 0861 POOL GUNIT 0 100 0 0 326.00 SF 85.00 85.00 100 2016 2016 3 84 23,276																													
5 0911 SCRNM RM A 0 100 0 0 1,480.00 SF 17.50 17.50 100 2016 2016 3 78 20,202																													
6 0871 POOL HTR R 0 100 0 0 1.00 UT 2,000.00 2,000.00 100 2016 2016 3 78 1,560																													
7 0855 CONC PAVER 0 100 0 0 654.00 SF 10.00 10.00 100 2016 2016 3 97 6,344																													
LAND DESCRIPTION										TOTAL OB/XF 57,724																			
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 000100 C SFR 100 0.00 0.00 1.00 LT 1.00 1.00 1.00 175,000.00 175,000.00 175,000																													
REVIEW DATE 01/06/2023 BY TWA Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 08/02/2023 BY SYS																													