

LOT 36
IN OR 2006/1354
DRAINAGE ESMT IN OR 845/1139

BOSTON JOHN MICHAEL II & KELLIE MARIE
2420 LOS ROBLES DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-1686-0036-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories		2. 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	1,150	100	1,150	112,825
BAS	65	100	65	6,377
BAS	660	100	660	64,752
DCK	36	10	4	393
FGR	676	55	372	36,496
FOP	40	30	12	1,177
FOP	120	30	36	3,532
FOP	60	30	18	1,766
FOP	168	30	50	4,905
FUS	944	100	944	92,615
TOTALS	4,899		4,104	402,640

** This building has 13 Sub-Areas

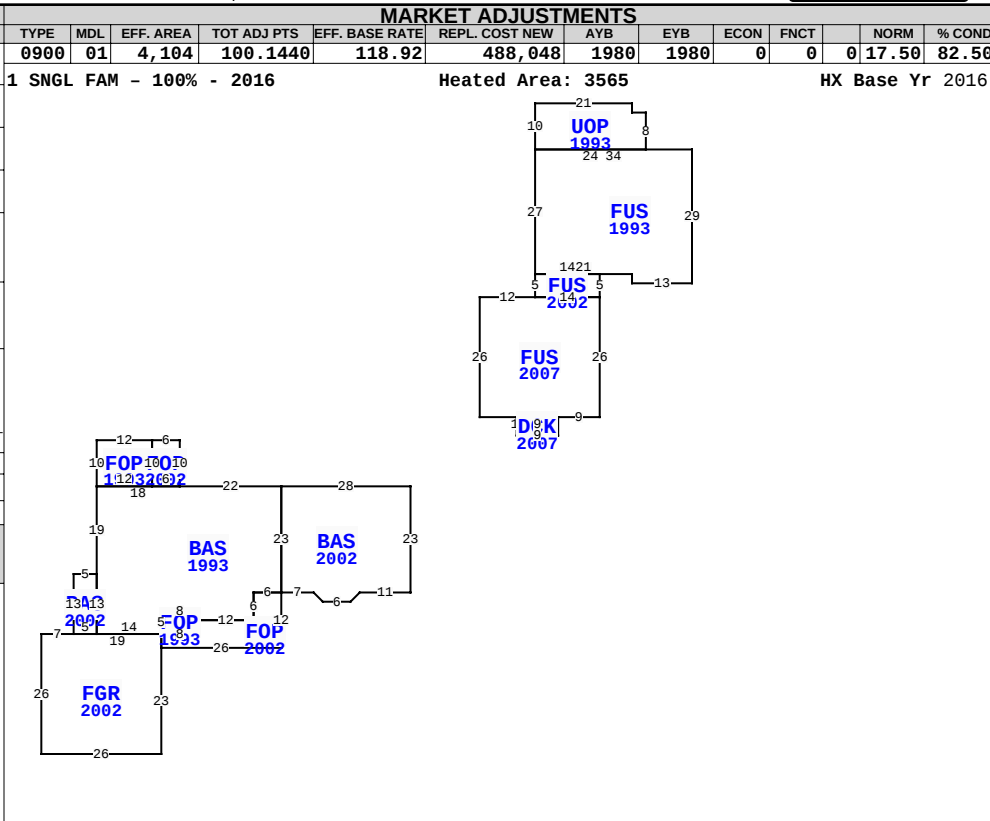
2420 LOS ROBLES, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

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	1980	1980	3	49	1,715	
2	0861	POOL GUNIT	0 100	0	0	648.00	SF	85.00	85.00	100	1980	1980	3	20	11,016	
3	0811	CONCRETE B	0 100	0	0	609.00	SF	5.20	5.20	100	1996	1996	3	73	2,312	
4	0812	CONCRETE C	0 100	0	0	2,138.00	SF	4.00	4.00	100	1996	1996	3	73	6,243	
5	0845	KOOL DECK	0 100	99	3	297.00	SF	7.25	7.25	100	1980	1980	3	35	754	
6	0811	CONCRETE B	0 100	0	0	597.00	SF	5.20	5.20	100	2002	2002	3	83	2,577	
7	0830	FLAGSTONE	0 100	17	4	68.00	SF	12.00	12.00	100	2002	2002	3	83	677	
8	0940	SHEDS/PORT	0 100	10	10	100.00	SF	30.00	30.00	100	2007	2007	3	35	1,050	
9	1242	WD DECK A	0 100	6	4	24.00	SF	10.00	10.00	100	2007	2007	3	35	84	
10	0476	VF 6 SBPL	0 100	0	0	377.00	LF	32.00	32.00	100	2013	2013	3	87	10,496	

LAND DESCRIPTION			TOTAL OB/XF 36,924													
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
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



NASSAU COUNTY PROPERTY		PAGE 1 of 2	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		402,640	
TOTAL MARKET OB/XF VALUE		40,677	
TOTAL LAND VALUE - MARKET		250,000	
TOTAL MARKET VALUE		693,317	
SOH/AGL Deduction		257,649	
ASSESSED VALUE		435,668	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		385,668	
TOTAL JUST VALUE		693,317	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		646,342	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20130301	FNCVFALUM	0	02/12/2013
20062337	H/AC	3,019	10/17/2006
20062336	OTHER	4,000	10/16/2006
20062327	ELEC OTHER	5,000	10/13/2006
20061255	XFOB	15,000	06/06/2006
B0011680	REMODEL	32,000	07/24/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2006/1354	9/25/2015	WD Q	Q	I	01	399,900
GRANTOR: ZONA TODD B & NANCY A						
GRANTEE: BOSTON JOHN MICHAEL						
0992/1902	6/20/2001	WD Q	Q	I		226,600
GRANTOR: TODD JOHN D & SHEILA						
GRANTEE: ZONA TODD B & NANCY						

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2002] W28 BAS=[YR=1993] W22 FOP=[YR=2002] N10 W6 FOP=[YR=1993] W12 S10 E12 N10 \$ S10 E6 \$ W18 S19 BAS=[YR=2002] W5 S13 FGR=[YR=2002] W7 S26 E26 N23 FOP=[YR=2002] E26 N12 W6 S6 W12 FOP=[YR=1993] N2 W8 S5 E8 N3 \$ S3 W8 S3 \$ N3 W19 \$ E5 N13 \$ S13 E14 N5 E8 S2 E12 N6 E6 N23 \$ S23 E7 D2 R2 E6 R2 U2 E11 N23 \$ PTR= E15 N15 FUS=[YR=2007] N26 E12 FUS=[YR=2002] N5 FUS=[YR=1993] N27 UOP=[YR=1993] N10 E21 S2 E3 S8 W24\$ E34 S29 W13 N2 W21\$ E14 S5 W14\$ E14 S26 W9 DCK=[YR=2007] S4 W9 N4 E9\$ W17\$ S15 W15\$.									

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