LOT 39 & PT OF LOT 38
IN OR 2121/1998
SELVA VERDA 2 PB 4/77

HARRIS ROBERT P & BRITTA S
2426 LOS ROBLES DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-1686-0039-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

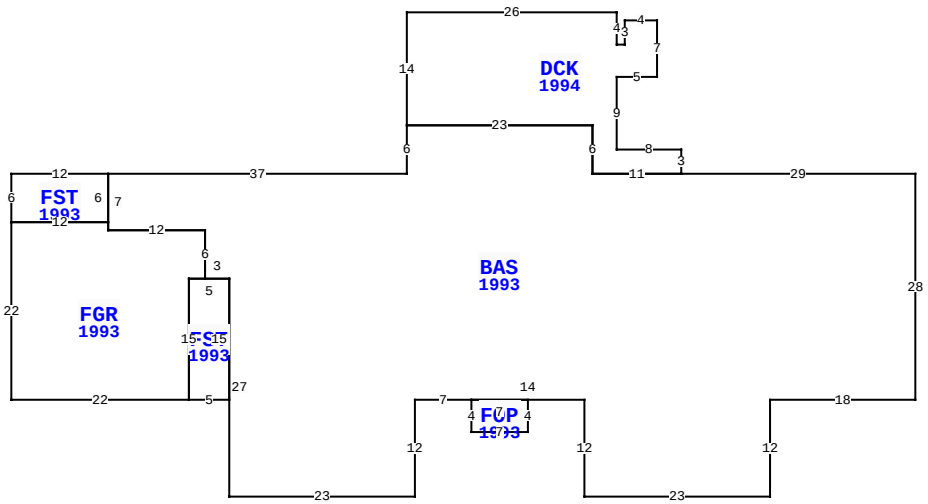
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	3,193	100	3,193	355,610
DCK	438	10	44	4,900
FGR	486	55	267	29,736
FOP	28	30	8	891
FST	72	55	40	4,455
FST	75	55	41	4,566
TOTALS	4,292		3,593	400,159

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,593	110.4705	131.18	471,330	1980	1990	0	0	0	15.10	84.90

1 SNGL FAM – 100% - 2018 Heated Area: 3193 HX Base Yr 2018



2426 LOS ROBLES, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		400,159
TOTAL MARKET OB/XF VALUE		10,290
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		660,449
SOH/AGL Deduction		269,801
ASSESSED VALUE		390,648
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		340,648
TOTAL JUST VALUE		660,449
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		622,587

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10212	REPAIR/RRF	7,800	12/20/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2121/1998	5/19/2017	WD	U	I	37	350,000
GRANTOR: HARVALLEN PROPERTIES						
GRANTEE: HARRIS ROBERT P & B						
2120/0511	5/08/2017	WD	U	I	37	300,000
GRANTOR: MCCOY MICHAEL S						
GRANTEE: HARVALLEN PROPERTIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W29 DCK=[YR=1994] N3 W8 N9 E5 N7 W4 S3 W1 N4 W26 S14 E23 S6 E11 $ W11 N6 W23 S6 W37 FST=[YR=1993] W12 S6 FGR=[YR=1993] S22 E22 FST=[YR=1993] E5 N15 W5 S15 $ N15 E2 N6 W12 N1 W12 $ E12 N6 $ S7 E12 S6 E3 S27 E23 N12 E7 FOP=[YR=1993] S4 E7 N4 W7 $ E14 S12 E23 N12 E18 N28 $.

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	1980	1980	3	49	1,715	
2	0803	ASPHALT C	0	100	0	0	3,354.00	SF	2.00	2.00	100	1980	1980	3	50	3,354	
3	0861	POOL GUNIT	0	100	0	0	240.00	SF	85.00	85.00	100	1980	1980	3	20	4,080	
4	0845	KOOL DECK	0	100	0	0	409.00	SF	7.25	7.25	100	1980	1980	3	35	1,038	
5	0850	PEBBLE WLK	0	100	21	4	84.00	SF	3.50	3.50	100	1980	1980	3	35	103	

LAND DESCRIPTION

TOTAL OB/XF 10,290

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 01/06/2023 BY TWA Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/02/2023 BY SYS