

LOT 42
IN OR 317 PG 235
SELVA VERDA 2 PB 4/77

FORD JERRY C III & CAROL M
2425 LOS ROBLES DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-1686-0042-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	21	STONE 70
Exterior Wall	05	AVERAGE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,194	100	1,194	130,515
FGR	792	55	436	47,659
FOP	80	30	24	2,623
FUS	1,148	100	1,148	125,487
UOP	192	20	38	4,154

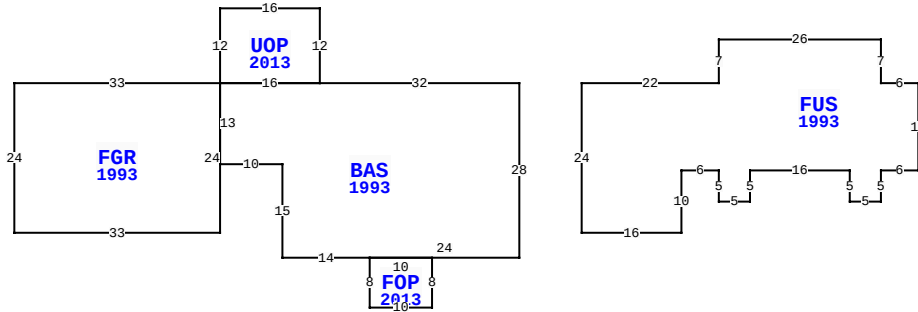
TOTALS	3,406		2,840	310,437
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0812	CONCRETE C	0 100	0	0	1,385.00	SF	4.00	4.00
2	0810	CONCRETE A	0 100	0	0	160.00	SF	6.50	6.50
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
4	0812	CONCRETE C	0 100	16	12	192.00	SF	4.00	4.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000140	C	SFR GOLF A	100			0.00	0.00	1.00

REVIEW DATE	11/28/2017	BY	DJ
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,840	106.9440	127.00	360,680	1984	1994	0	0	0 13.93	86.07
1 SNGL FAM - 100% - 0 Heated Area: 2342 HX Base Yr											



2425 LOS ROBLES, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC 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	0812	CONCRETE C	0 100	0	0	1,385.00	SF	4.00	4.00	100	1984	1984	3	47	2,604	
2	0810	CONCRETE A	0 100	0	0	160.00	SF	6.50	6.50	100	2013	2013	3	95	988	
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	58	2,030	
4	0812	CONCRETE C	0 100	16	12	192.00	SF	4.00	4.00	100	1984	1984	3	47	361	

TOTAL OB/XF										5,983						
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

Total Acres:	0.00	Total Land Value:	250,000	Market:	0	Agricultural:	0
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		310,437	
TOTAL MARKET OB/XF VALUE		5,983	
TOTAL LAND VALUE - MARKET		250,000	
TOTAL MARKET VALUE		566,420	
SOH/AGL Deduction		311,843	
ASSESSED VALUE		254,577	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		204,577	
TOTAL JUST VALUE		566,420	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		537,969	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122406	WIN/FP	30,000	11/29/2012
20111460	ELEC OTHER	2,500	08/24/2011
20102172	REMODEL	40,000	12/21/2010
B021976	REPAIR/RRF	5,000	11/20/2002

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0317/0235	6/01/1980	WD	Q	V		20,000	

GRANTOR:							
GRANTEE:							

BUILDING DIMENSIONS							
BAS=[YR=1993] W32 UOP=[YR=2013] N12 W16 S12 E16\$ W16FGR=[YR=1993] W33 S24E33 N24\$ S13 E10 S15 E14 FOP=[YR=2013] S8 E10 N8 W10\$ E24 N28\$PTR= E10 FUS=[YR=1993] E22 N7 E26 S7 E6 S14 W6 S5 W5 N5 W16 S5 W5 N5 W6 S10 W16 N24\$ W10\$.							

BUILDING NOTES											

Common:	250,000	PRINTED 08/02/2023 BY SYS
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