

LOT 44
IN OR 1428/1142
SELVA VERDA 2 PB 4/77

GILLETTE ASA R III & LESLIE W
2421 LOS ROBLES
FERNANDINA BEACH, FL 32034

2023

00-00-31-1686-0044-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
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		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

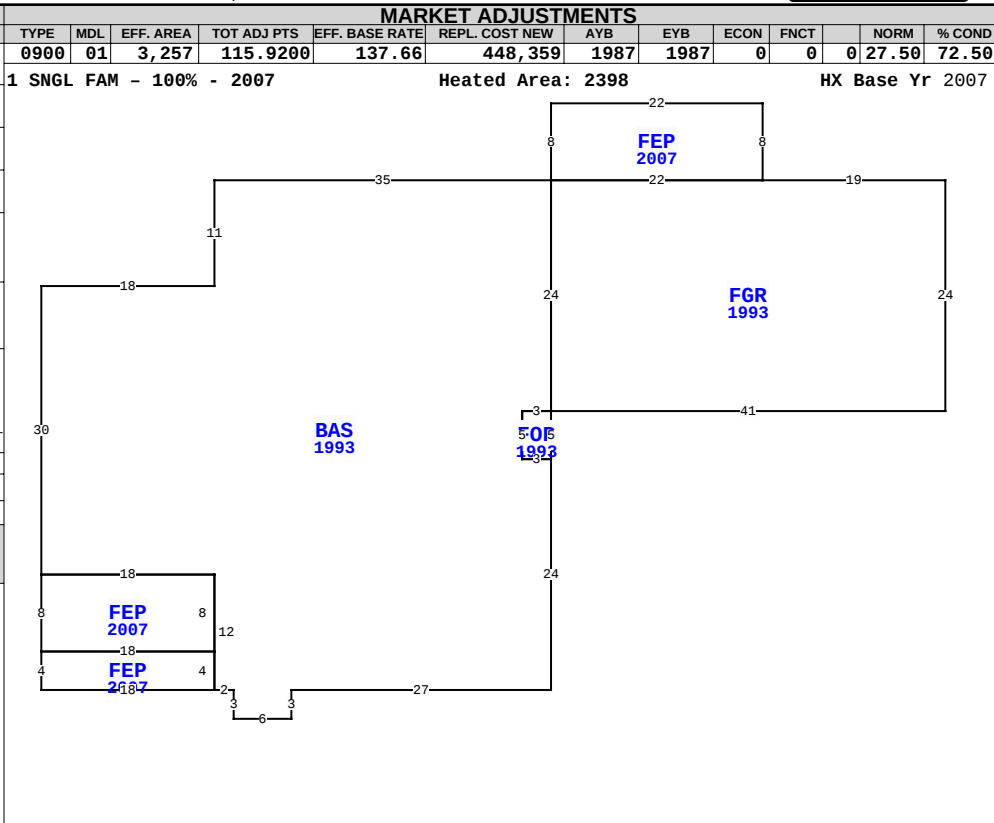
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1073.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,398	100	2,398	239,329
FEP	72	80	58	5,788
FEP	144	80	115	11,477
FEP	176	80	141	14,072
FGR	984	55	541	53,994
FOP	15	30	4	399

TOTALS	3,789		3,257	325,060
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
2	0812	CONCRETE C	0	100	0	0	2,289.00	SF	4.00
3	1242	WD DECK A	0	100	8	6	48.00	SF	10.00
4	1242	WD DECK A	0	100	29	12	348.00	SF	10.00
5	1242	WD DECK A	0	100	24	12	288.00	SF	10.00
6	0462	ST/AL FNC	0	100	0	0	600.00	SF	10.00

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



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

2421 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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1987	1987	3	64	1,280	
2	0812	CONCRETE C	0	100	0	0	2,289.00	SF	4.00	4.00	100	1987	1987	3	54.5	4,990	
3	1242	WD DECK A	0	100	8	6	48.00	SF	10.00	10.00	100	1987	1987	3	20	96	
4	1242	WD DECK A	0	100	29	12	348.00	SF	10.00	10.00	100	1987	1987	3	20	696	
5	1242	WD DECK A	0	100	24	12	288.00	SF	10.00	10.00	100	1987	1987	3	20	576	
6	0462	ST/AL FNC	0	100	0	0	600.00	SF	10.00	10.00	100	2012	2012	3	71	4,260	

TOTAL OB/XF															11,898		
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE					
		0.00	0.00	1.00	LT		1.00	1.00	1.20	250,000.00	300,000.00	300,000.00					

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		325,060	
TOTAL MARKET OB/XF VALUE		11,898	
TOTAL LAND VALUE - MARKET		300,000	
TOTAL MARKET VALUE		636,958	
SOH/AGL Deduction		224,934	
ASSESSED VALUE		412,024	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		362,024	
TOTAL JUST VALUE		636,958	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		607,645	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122489	PAT DRS	5,900	12/12/2012
20071650	ELEC OTHER	500	09/04/2007
20052863	XFOB	2,000	10/14/2005
BP3986	N/A	123,000	11/13/1986

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1428/1142	7/17/2006	WD	Q	I		575,000	
GRANTOR: WAGGONER CARMEN							
GRANTEE: GILLETTE ASA R III							
1334/1890	7/21/2005	TD	Q	I		430,000	
GRANTOR: MISCHLEY WALTER A II							
GRANTEE: WAGGONER CARMEN							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W35 S11 W18 S30 FEP=[YR=2007] S8 FEP=[YR=2007] S4 E18 N4 W18\$ E18 N8 W18\$ E18 S12 E2 S3 E6 N3 E27 N24 FOP=[YR=1993] N5 W3 S5 E3\$ W3 N5 E3 FGR=[YR=1993] E41 N24 W19 FEP=[YR=2007] N8W22 S8 E22\$ W22 S24\$ N24\$.									