

LOT 48
IN OR 1543/1940
SELVA VERDA 2 PB 4/77

BURNS DAVID A
2413 LOS ROBLES DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-1686-0048-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	08	DECORATIVE 10
Interior Floo	14	CARPET 60
Interior Floo	09	PINE WOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	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	1,285	100	1,285	133,936
FGR	542	55	298	31,061
FOP	48	30	14	1,460
FSP	192	40	77	8,025
FUS	908	100	908	94,641
PTO	130	5	6	626

TOTALS	3,105		2,588	269,748
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	0	0	1,273.00	SF	4.00
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
3	0810	CONCRETE A	0	100	19	6	114.00	SF	6.50
4	0855	CONC PAVER	0	100	7	6	42.00	SF	10.00
5	0855	CONC PAVER	0	100	38	4	152.00	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

REVIEW DATE 08/20/2019 BY DJA

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	2,588	107.0400	127.11	328,961	1986	1986	0	0	0	18.00	82.00	
1 SNGL FAM - 100% - 2008 Heated Area: 2193 HX Base Yr 2008													
2413 LOS ROBLES, FERNANDINA BEACH													

TOTAL OB/XF													
BLD DATE	XF DATE	INC DATE	01/23/2008	DJ	LGL DATE	LAND DATE	AG DATE						

TOTAL OB/XF													
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
1	000140	C	SFR GOLF A	100			0.00	0.00	1.00	LT		1.00	1.00

Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 1 2									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					269,748				
TOTAL MARKET OB/XF VALUE					5,958				
TOTAL LAND VALUE - MARKET					250,000				
TOTAL MARKET VALUE					525,706				
SOH/AGL Deduction					205,518				
ASSESSED VALUE					320,188				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					270,188				
TOTAL JUST VALUE					525,706				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					501,989				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110253	H/AC	4,000	02/22/2011
20051121	OTHER	3,000	01/26/2005
20010668	REPAIR/RRF	4,000	04/16/2001

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1543/1940	1/02/2008	WD	U	I	21	385,000	
GRANTOR: CRAWFORD RICHARD & KI							
GRANTEE: BURNS DAVID A							
0795/1128	6/04/1997	WD	Q	I		159,500	
GRANTOR: HAGIE WALTER E & EILE							
GRANTEE: CRAWFORD RICHARD A							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FUS=[YR=1993] W6 S9 E6 N15 W22 S20 E9 N2 E6 S2 E7 S4 E20 N24 W20 S15W6N9E6\$PTR= W47 PTO=[YR=1993] W13 FSP=[YR=1993] N2 W16 S12 BAS=[YR=1993] W2 U4 L4 D4 L4 W2 S31 E13 FOP=[YR=1993] E8N6 W8 S6 \$ N6 E8 S8 FGR=[YR=1993] S22 E24 N23 W14 S1 W10 \$ E10 N1 E10 N15 E2 N8 W2 N9 W29 \$ E16 N10 \$ S10 E13 N10 \$ E47 \$.									