

LOT 49
ESMT IN OR 442/310
SELVA VERDA 2 PB 4/77

VERLINDE GREGORY A & ELIZABETH
2411 LOS ROBLES
FERNANDINA BEACH, FL 32034

2023

00-00-31-1686-0049-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	11
Roof Structur	03
Roof Cover	03
Interior Wall	05
Interior Floo	14
Interior Floo	12
Air Condition	03
Heating Type	04
Bedrooms	3
Bathrooms	2.5
Frame	02
Stories	2
Units	0
BUD8 Adjustme	02
Occupancy	00

Quality	04
DOR CODE	0100
MAP NUM	
NEIGHBORHOOD/LOC	1073.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100	1,440	201,237
FGR	500	55	275	38,431
FOP	6	30	2	280
FSP	296	40	118	16,490
FUS	1,060	100	1,060	148,133
UOP	100	20	20	2,795

TOTALS	3,402	2,915	407,365
EXTRA FEATURES			
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0812	CONCRETE C	0
2	0810	CONCRETE A	0
3	0504	FP-ELECTRI	0
4	0861	POOL GUNIT	0
5	0845	KOOL DECK	0
6	0825	BRICK	0

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	2,070.00	SF	4.00	4.00	100	1986	1986	3	52	4,306	
2	0810	CONCRETE A	0	100	53	159.00	SF	6.50	6.50	100	1986	1986	3	52	537	
3	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00	100	1986	1986	3	62	1,240	
4	0861	POOL GUNIT	0	100	32	512.00	SF	85.00	85.00	100	1987	1987	3	20	8,704	
5	0845	KOOL DECK	0	100	101	404.00	SF	7.25	7.25	100	1987	1987	3	54.5	1,596	
6	0825	BRICK	0	100	24	72.00	SF	12.50	12.50	100	1987	1987	3	84	756	

LAND DESCRIPTION	
L N	USE CODE
1	000140

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,915	106.5960	151.90	442,788	1986	2006	0	0	8.00	92.00
1 SFR CUST - 100% - 2021 Heated Area: 2500 HX Base Yr											

2411 LOS ROBLES, FERNANDINA BEACH											
TOTAL OB/XF 17,139											

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	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							

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		407,365	
TOTAL MARKET OB/XF VALUE		17,139	
TOTAL LAND VALUE - MARKET		250,000	
TOTAL MARKET VALUE		674,504	
SOH/AGL Deduction		0	
ASSESSED VALUE		674,504	
TOTAL EXEMPTION VALUE		13	674,504
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		674,504	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		626,631	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122557	EXHFN5	375	12/21/2012
20122544	REMODEL	500	12/19/2012
20122455	REPAIR/RRF	400	12/06/2012
20122381	REMBATH	19,000	11/28/2012
7345	ADDITION	5,000	09/29/1992
5354	REMODEL	19,000	05/08/1989

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2417/1526	12/15/2020	WD	Q	I	01
GRANTOR: STRAIN BRAD L & ASHLE					
GRANTEE: VERLINDE GREGORY A					
2001/0644	8/29/2015	WD	Q	I	01
GRANTOR: CORNETT KEVIN R					
GRANTEE: STRAIN BRAD L & ASH					

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W9 N13 FSP=[YR=2011] N16 W13 D7 L7 S9 E20 \$ W31 UOP=[YR=1993] N10 FGR=[YR=1993] N26 W10 S6 W12 S20 E22\$ W10 S10 E10 \$ W9 S33 E17 FOP=[YR=1993] E6 N1 W6 S1 \$ N1 E6 S1 E17 N6 E9 N14 \$ PTR= E15 FUS=[YR=1993] E8 N4 E28 S29 W8 S4 W4 N4 W4 S4 W4 N4 W4 S4 W4 N4 W8 N25 \$ W15 \$.	