LOT 50
ESMT IN OR 442/300
SELVA VERDA 2 PB 4/77

HABLE THOMAS V L/E/
2409 LOS ROBLES DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-1686-0050-0000

BUILDING CHARACTERISTICS

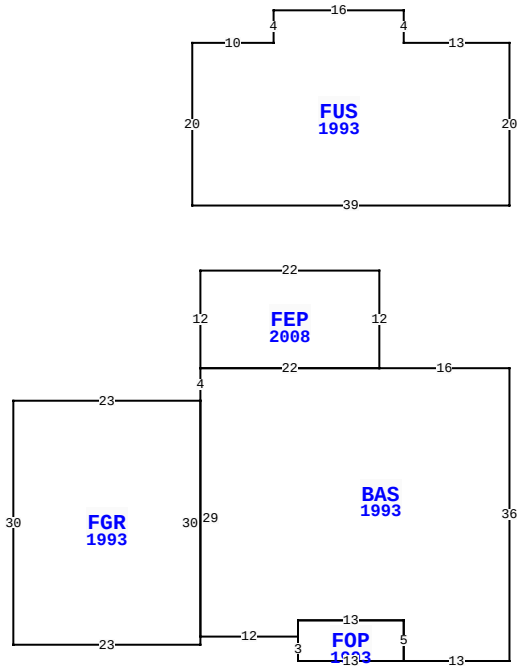
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	1,267	100	1,267	133,267
FEP	264	80	211	22,194
FGR	690	55	380	39,970
FOP	65	30	20	2,104
FUS	844	100	844	88,775
TOTALS	3,130		2,722	286,309

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,722	107.0400	127.11	345,993	1981	1981	0	0	0	17.25	82.75

1 SNGL FAM – 100% - 0 Heated Area: 2111 HX Base Yr



2409 LOS ROBLES, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		286,309
TOTAL MARKET OB/XF VALUE		18,989
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		555,298
SOH/AGL Deduction		333,535
ASSESSED VALUE		221,763
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		171,763
TOTAL JUST VALUE		555,298
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		523,726

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B969597	REPAIR/RRF	2,500	02/13/1996
4686	XFOB	3,800	02/11/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2320/0466	11/18/2019	QC	U	I	11	100
GRANTOR: HABLE THOMAS V & JEAN						
GRANTEE: HABLEMABE ANNE M &						
0528/0418	10/07/1987	WD	Q	I		135,000
GRANTOR: MICHAEL MARY T						
GRANTEE: HABLE THOMAS V & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 FEP=[YR=2008] N12 W22 S12 E22$ W22 S4 FGR=[YR=1993] W23 S30 E23 N30$ S29 E12 FOP=[YR=1993] S3 E13 N5 W13 S2$ N2 E13 S5 E13 N36$ PTR= N20 FUS=[YR=1993] N20 W13 N4 W16 S4 W10 S20 E39$ S20 $.

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
2	0811	CONCRETE B	0	100	0	0	790.00	SF	5.20	5.20	100	1981	1981	3	38	1,561	
3	0810	CONCRETE A	0	100	0	0	59.00	SF	6.50	6.50	100	1981	1981	3	38	146	
4	0845	KOOL DECK	0	100	97	6	582.00	SF	7.25	7.25	100	1988	1988	3	57	2,405	
5	0861	POOL GUNIT	0	100	28	14	392.00	SF	85.00	85.00	100	1988	1988	3	20	6,664	
6	0810	CONCRETE A	0	100	13	20	260.00	SF	6.50	6.50	100	1981	1981	3	38	642	
7	0910	SCRN RM L	0	100	40	24	960.00	SF	15.00	15.00	100	1988	1988	3	20	2,880	
8	0858	SCULP CONC	0	100	35	4	140.00	SF	13.00	13.00	100	1998	1998	3	93	1,693	
9	0858	SCULP CONC	0	100	0	0	248.00	SF	13.00	13.00	100	1998	1998	3	93	2,998	

LAND DESCRIPTION

TOTAL OB/XF 18,989

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 08/20/2019 BY DJA Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/02/2023 BY SYS