

LOT 51
IN OR 2085/109
ESMT IN OR 442/306

TREMEL DAMON GLEN & SARA GAYLE LIVING TRUST/TREMEL
2407 LOS ROBLES DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-1686-0051-0000



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	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
NEIGHBORHOOD/LOC	1073.00	01

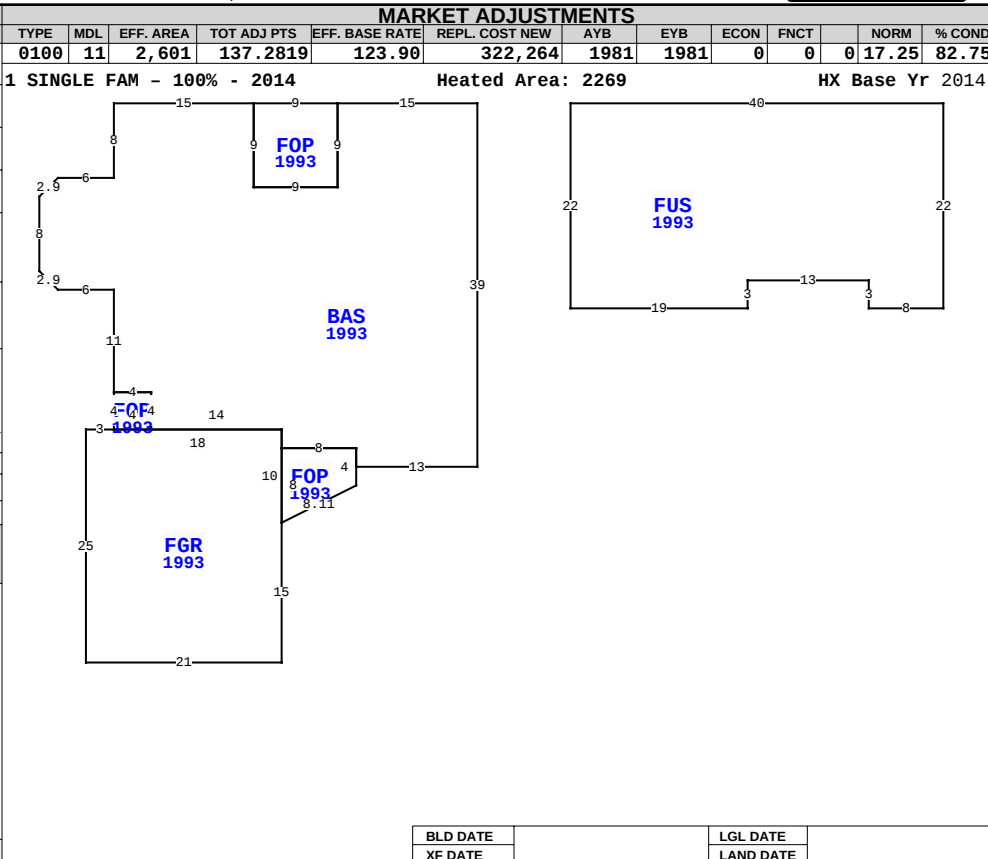
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,428	100	1,428	146,409
FGR	525	55	289	29,630
FOP	16	30	5	513
FOP	48	30	14	1,436
FOP	81	30	24	2,461
FUS	841	100	841	86,226

TOTALS	2,939		2,601	266,673
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0861	POOL GUNIT	0 100	0	0	496.00	SF	85.00	85.00
2	0812	CONCRETE C	0 100	0	0	1,034.00	SF	4.00	4.00
3	0820	WOOD WALK	0 100	0	0	126.00	SF	11.75	11.75
4	1242	WD DECK A	0 100	0	0	576.00	SF	8.00	8.00
5	0820	WOOD WALK	0 100	0	0	528.00	SF	11.75	11.75
6	0911	SCRN RM A	0 100	41	28	1,148.00	SF	17.50	17.50
7	0845	KOOL DECK	0 100	0	0	636.00	SF	7.25	7.25
8	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00
9	0476	VF 6 SBPL	0 100	0	0	240.00	LF	32.00	32.00
10	0475	VF 4 SBPL	0 100	0	0	45.00	LF	14.00	14.00

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	0006		0.00	0.00	1.00

REVIEW DATE 11/28/2017 BY DJ



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2407 LOS ROBLES, FERNANDINA BEACH

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 2	Tax Dist:								
BUILDING MARKET VALUE	266,673								
TOTAL MARKET OB/XF VALUE	30,104								
TOTAL LAND VALUE - MARKET	225,000								
TOTAL MARKET VALUE	521,777								
SOH/AGL Deduction	190,963								
ASSESSED VALUE	330,814								
TOTAL EXEMPTION VALUE	50,000								
BASE TAXABLE VALUE	280,814								
TOTAL JUST VALUE	521,777								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	513,580								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200146	REMODEL	185,000	04/13/2020
20200006	DEMOLITION	0	03/10/2020
20132355	SHED	0	10/07/2013
20130444	HARDIBRD	2,400	03/05/2013
20130432	ROOF	1,950	03/04/2013
20100082	OTHER	210	01/15/2010

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2085/0109	11/01/2016	QC	U	I	11	100	
GRANTOR: TREMEL DAMON G & SARA							
GRANTEE: TREMEL DAMON GLEN &							
1832/0034	12/02/2012	TD	Q	I	02	260,000	
GRANTOR: PIERCE R BRUCE & SAND							
GRANTEE: TREMEL DAMON G							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W15 FOP=[YR=1993] W9 S9 E9 N9\$ S9 W9 N9 W15 S8 W6 D2 L2 S8 D2 R2 E6 S11 FOP=[YR=1993] S4 FGR=[YR=1993] W3 S25 E21 N15 FOP=[YR=1993] R8 U4 N4 W8 S8\$ N10 W18 \$ E4 N4 W4\$E4 S4 E14 S2 E8 S2 E13 N39 \$ PTR=E10 FUS=[YR=1993] S22 E19 N3 E13 S3 E8 N22 W40\$ W10 \$.									

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29,303

Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/02/2023 BY SYS

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2		2												
ELEMENT		CD	CONSTRUCTION							TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																					
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