

LOT 53
IN OR 2231/1285
SELVA VERDA 2 PB 4/77

RIGGS ROGER
2403 LOS ROBLES
FERNANDINA BEACH, FL 32034

2023

00-00-31-1686-0053-0000



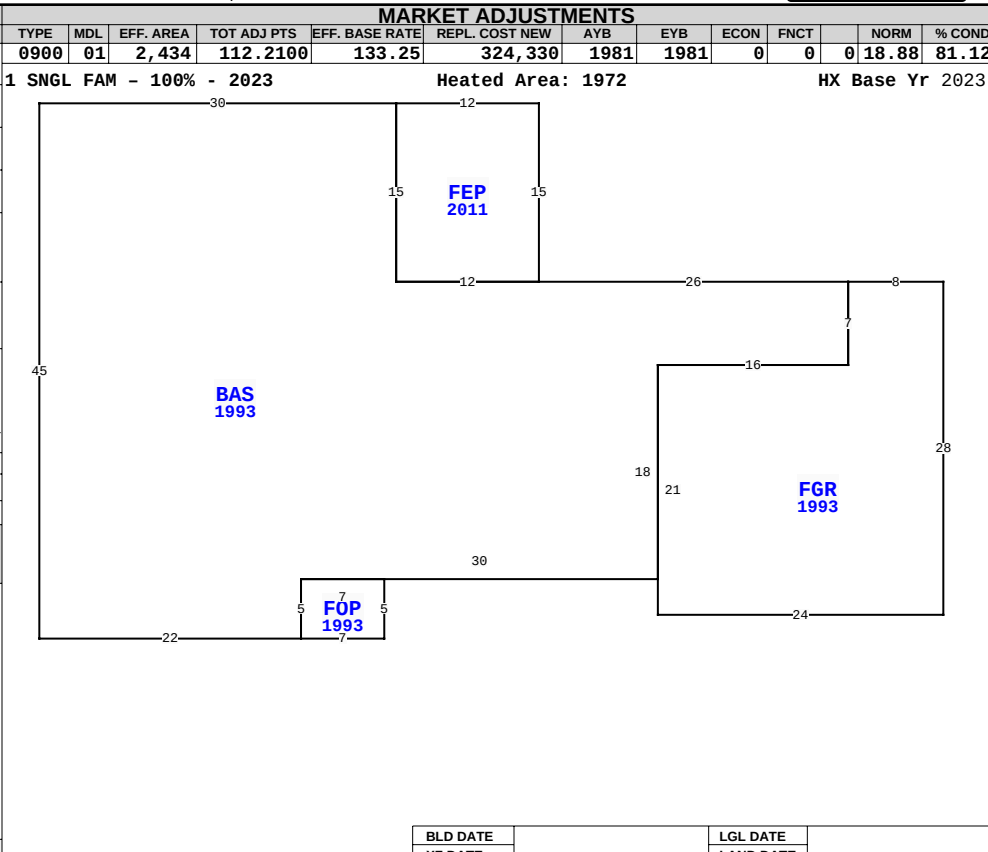
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	21	STONE 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	08	SHT VINYL 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,972	100	1,972	213,158
FEP	180	80	144	15,565
FGR	560	55	308	33,292
FOP	35	30	10	1,081
TOTALS	2,747		2,434	263,096

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	192.00	SF	4.00	4.00	
2	0812	CONCRETE C	0	100	0	0	1,283.00	SF	4.00	4.00	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100			0.00	0.00	1.00	LT	

REVIEW DATE 01/06/2023 BY TWA



TOTAL OB/XF											
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2403 LOS ROBLES, FERNANDINA BEACH

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 2										Tax Dist:	
BUILDING MARKET VALUE										263,096	
TOTAL MARKET OB/XF VALUE										4,045	
TOTAL LAND VALUE - MARKET										175,000	
TOTAL MARKET VALUE										442,141	
SOH/AGL Deduction										0	
ASSESSED VALUE										442,141	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										392,141	
TOTAL JUST VALUE										442,141	
NCON VALUE										0	
INCOME VALUE										0	
PREVIOUS YEAR MKT VALUE										418,391	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2231/1285	9/28/2018	WD	Q	I	02	325,000			
GRANTOR: BARRY LAND LLC									
GRANTEE: RIGGS ROGER									
0901/1032	9/30/1999	QC	U	I	07	100			
GRANTOR: BARRY ARTHUR P JR									
GRANTEE: BARRY LAND LLC									

BUILDING NOTES											

BUILDING DIMENSIONS											
FGR=[YR=1993] W8 BAS=[YR=1993] W26 FEP=[YR=2011] N15 W12 S15 E12\$W12N15 W30S45 E22 FOP=[YR=1993] E7 N5 W7 S5 \$ N5 E30 N18 E16 N7\$ S7 W16 S21 E24 N28\$.											

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4,045