

LOT 62
IN OR 1464/36
SELVE VERDA SUB #3 PB 4/102

JOWERS CECIL C & MARY KAY
3610 VIA DEL MAR
FERNANDINA BEACH, FL 32034

2023

00-00-31-1687-0062-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1073.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,009	100	2,009	203,755
FEP	220	80	176	17,850
FGR	575	55	316	32,049
PTO	154	5	8	811
UOP	64	20	13	1,319

TOTALS	3,022		2,522	255,784
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EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0812	CONCRETE C	0	100	0	0	1,866.00	SF	4.00	4.00
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00
3	0812	CONCRETE C	0	100	61	3	183.00	SF	4.00	4.00
5	0812	CONCRETE C	0	100	8	7	56.00	SF	4.00	4.00

LAND DESCRIPTION										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	000140	C	SFR GOLF A	100			0.00	0.00	1.00	LT

REVIEW DATE	08/20/2019	BY	DJA
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,522	111.7872	132.75	334,796	1985	1990		0	0	23.60	76.40
1 SNGL FAM - 100% - 2007 Heated Area: 2009 HX Base Yr 2007												

3610 VIA DEL MAR, FERNANDINA BEACH	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

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	0	1,866.00	SF	4.00	4.00	100	1985	1985	3	49.5	3,695	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	60	2,100	
3	0812	CONCRETE C	0	100	61	3	183.00	SF	4.00	4.00	100	1985	1985	3	49.5	362	
5	0812	CONCRETE C	0	100	8	7	56.00	SF	4.00	4.00	100	1985	1985	3	49.5	111	

TOTAL OB/XF											6,268						
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
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

Total Acres: 0.00	Total Land Value: 250,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE				255,784	
TOTAL MARKET OB/XF VALUE				6,268	
TOTAL LAND VALUE - MARKET				250,000	
TOTAL MARKET VALUE				512,052	
SOH/AGL Deduction				180,430	
ASSESSED VALUE				331,622	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				281,622	
TOTAL JUST VALUE				512,052	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				488,675	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111987	WTR HTR	500	11/04/2011
20061924	REPAIR/RRF	8,750	08/16/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1464/0036	12/07/2006	WD	Q	I		417,000	
GRANTOR: BYRNE THOMAS JR & JEA							
GRANTEE: JOWERS CECIL C & MA							
0918/0992	2/07/2000	WD	U	I	01	100	
GRANTOR: BYRNE THOMAS J JR & J							
GRANTEE: BRYNE THOMAS J JR &							

BUILDING NOTES																	
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BUILDING DIMENSIONS																	
PTO=[YR=2007] W14 FEP=[YR=2007] W20 BAS=[YR=1993] W50 S41 E26 N3 UOP=[YR=1993] E8 N8 W8 S8\$ N8 E13 D2 R2 E5 R2 U2 E13 FGR=[YR=1993] S6 E23 N25 W23 S19\$ N19 W11 N11\$ S11 E20 N11\$ S11 E14 N11\$.																	