

LOT 2  
IN OR 1605/1686  
SELVA VERDA SUB PB 4/49

MCEACHERN KIRK/HOCKETT PHYLLIS D  
2613 VIA DEL REY  
FERNANDINA BEACH, FL 32034

**2024**

00-00-31-1685-0002-0000

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 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	08 SHT VINYL 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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	2,547	99.8400	124.80	317,866	1979	1979	0	0	0	18.25	81.75	
1 SNGL FAM - 100% - 2010 Heated Area: 2065 HX Base Yr 2010													

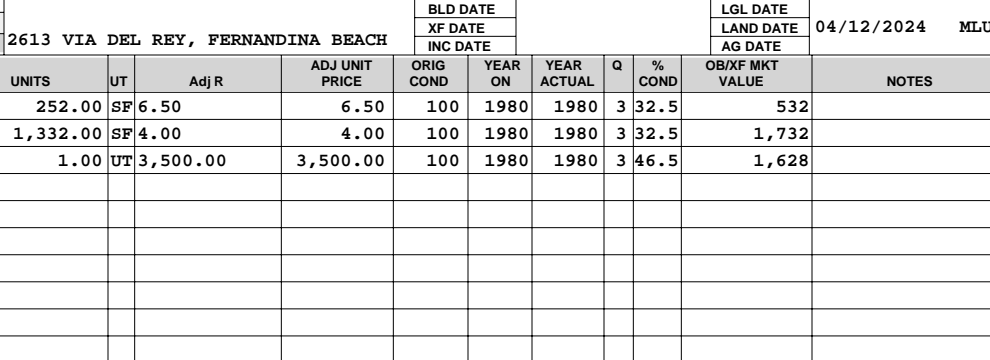
2613 VIA DEL REY, FERNANDINA BEACH

L	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	0810	CONCRETE A	0	100	0	252.00	SF	6.50	6.50	100	1980	1980	3	32.5	532	
2	0812	CONCRETE C	0	100	0	1,332.00	SF	4.00	4.00	100	1980	1980	3	32.5	1,732	
3	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	46.5	1,628	

QUALITY				
DOR CODE	QUALITY LEVEL			
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	2,065	100	2,065	210,680
FGR	604	55	332	33,872
FOP	48	30	14	1,428
FSP	300	40	120	12,243
PTO	320	5	16	1,633
TOTALS	3,337		2,547	259,855

EXTRA FEATURES	
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LAND DESCRIPTION																								
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		R1-G	0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		259,855	
TOTAL MARKET OB/XF VALUE		3,892	
TOTAL LAND VALUE - MARKET		300,000	
TOTAL MARKET VALUE		563,747	
SOH/AGL Deduction		251,874	
ASSESSED VALUE		311,873	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		261,873	
TOTAL JUST VALUE		563,747	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		501,770	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101614	REMODEL	500	09/17/2010
20101257	H/AC	400	08/02/2010
20100882	OTHER	2,700	05/28/2010
20100773	ELEC OTHER	500	05/10/2010
20100738	OTHER	1,875	05/05/2010
20052829	H/AC	0	10/11/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1605/1686	2/17/2009	WD	Q	I	01	329,500
GRANTOR: EVANS CAROLINE A						
GRANTEE: MCEACHERN KIRK & PH						
0473/0382	11/01/1985	WD	U	I		115,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES	
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**BUILDING DIMENSIONS**  
FSP=[YR=1993] W25 PTO=[YR=2007] N10 W20 S16 BAS=[YR=1993] W18 S43 E29 N7 FOP=[YR=1993] E12 N4 W12 S4\$ N4 E12 FGR=[YR=1993] S22 E22 N30 W15 S8 W7 \$ E7 N8 E15 N18 W25 N6 W20\$ E20 N6\$ S12 E25 N12\$.