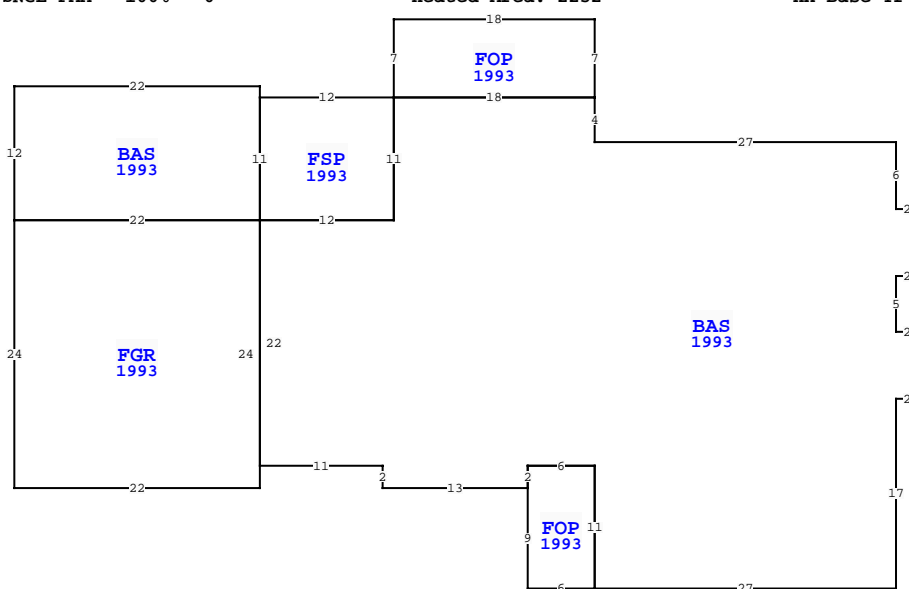


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	05 AVERAGE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	13 LVT/LAMMT 50
Interior Floo	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	03 FORCED AIR 100
Bedrooms	3 100
Bathrooms	3.5 100
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	2,653	103.6800	129.60	343,829	1982	1982	0	0	17.50	82.50		
1 SNGL FAM - 100% - 0													
Heated Area: 2252 HX Base Yr													



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	264	100	264	28,227
BAS	1,988	100	1,988	212,557
FGR	528	55	290	31,007
FOP	66	30	20	2,138
FOP	126	30	38	4,063
FSP	132	40	53	5,667
TOTALS	3,104		2,653	283,659

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			283,659
TOTAL MARKET OB/XF VALUE			10,222
TOTAL LAND VALUE - MARKET			300,000
TOTAL MARKET VALUE			593,881
SOH/AGL Deduction			390,923
ASSESSED VALUE			202,958
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			152,958
TOTAL JUST VALUE			593,881
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			530,858

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20061322	REPAIR/RRF	2,700	06/12/2006
011592	REPAIR/RRF	6,000	07/12/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2256/1009	2/19/2019	WD	U	I	11	100
GRANTOR: MAIRS ADRIAN B & RITA						
GRANTEE: MAIRS FAMILY TRUST						
0598/1285	6/06/1990	WD	Q	I		165,000
GRANTOR: JONES MARJORIE M						
GRANTEE: MAIRS ADRIAN & RITA						

EXTRA FEATURES	2605 VIA DEL REY, FERNANDINA BEACH
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BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/12/2024
INC DATE		AG DATE	MLU

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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1982	1982	3	51.5	1,803	
2	0812	CONCRETE C	0	100	0	1,056.00	SF	4.00	4.00	100	1982	1982	3	38	1,605	
3	0811	CONCRETE B	0	100	0	808.00	SF	5.20	5.20	100	1997	1997	3	73	3,067	
4	0855	CONC PAVER	0	100	0	457.00	SF	10.00	10.00	100	2002	2002	3	82	3,747	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W27 N4 FOP=[YR=1993] N7 W18 S7 FSP=[YR=1993] W12 BAS=[YR=1993] N1 W22 S12 FGR=[YR=1993] S24 E22 N24 W22\$ E22 N11\$ S11 E12 N11\$E18\$W18 S11W12S22E11S2E13FOP=[YR=1993] S9 E6 N11 W6 S2\$ N2 E6 S11 E27 N17 E2 N6 W2 N5 E2 N6 W2 N6\$.	

LAND DESCRIPTION		TOTAL OB/XF														10,222								
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							