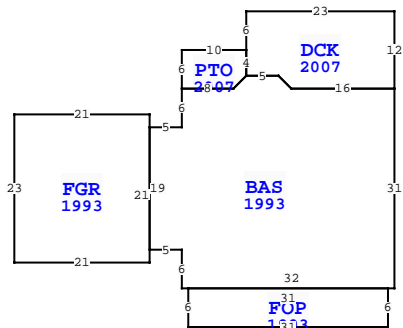
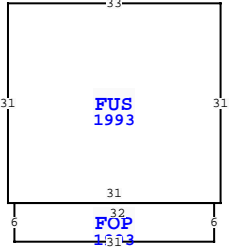


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	12 CEDAR 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 60
Interior Floo	11 CLAY TILE 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 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	2,562	118.1376	147.67	378,331	1981	1981	0	0	21.00	79.00	
1 SNGL FAM - 100% - 2018 Heated Area: 2155 HX Base Yr 2018												



Quality	04 Quality Level 04			
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	1,132	100	1,132	132,058
DCK	264	10	26	3,033
FGR	483	55	266	31,031
FOP	186	30	56	6,533
FOP	186	30	56	6,533
FUS	1,023	100	1,023	119,342
PTO	58	5	3	350
TOTALS	3,332		2,562	298,881

2513 VIA DEL REY, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/12/2024
INC DATE		AG DATE	MLU

EXTRA FEATURES																	
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	0810	CONCRETE A	0	100	0	0	180.00	SF	6.50	6.50	100	1981	1981	3	35	410	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	1,750.00	1,750.00	100	1981	1981	3	49	858	
3	0812	CONCRETE C	0	100	0	0	2,608.00	SF	4.00	4.00	100	1981	1981	3	35	3,651	
4	1242	WD DECK A	0	100	0	0	140.00	SF	10.00	10.00	100	2007	2007	3	31	434	
5	0855	CONC PAVER	0	100	0	0	239.00	SF	7.00	7.00	100	2014	2014	3	95	1,589	
6	0476	VF 6 SBPL	0	100	0	0	20.00	LF	32.00	32.00	100	2014	2014	3	87	557	

TOTAL OB/XF 7,499

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			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 2		Tax Dist:		
BUILDING MARKET VALUE		298,881		
TOTAL MARKET OB/XF VALUE		7,499		
TOTAL LAND VALUE - MARKET		300,000		
TOTAL MARKET VALUE		606,380		
SOH/AGL Deduction		242,901		
ASSESSED VALUE		363,479		
TOTAL EXEMPTION VALUE		HX HB 50,000		
BASE TAXABLE VALUE		313,479		
TOTAL JUST VALUE		606,380		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		543,700		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20051484	REPAIR/RRF	4,000	03/30/2005
BP4315	N/A	1,500	05/29/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2149/0533	9/27/2017	WD Q	Q	I	01	410,000
GRANTOR: SIMSIC JARED M & AUDR						
GRANTEE: BROUGHTON DEBORAH M						
1920/1579	6/02/2014	WD Q	Q	I	01	390,000
GRANTOR: GARVEY JOHN F & HELEN						
GRANTEE: SIMSIC JARED M & AU						

BUILDING NOTES												
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BUILDING DIMENSIONS
DCK=[YR=2007] W23 S6 PTO=[YR=2007] W10 S6 BAS=[YR=1993] S6 W5
FGR=[YR=1993] N2 W21 S23 E21 N21 S S19 E5 S6 E1 FOP=[YR=1993]
S6 E31 N6 W31 S E32 N31 W16 L2 U2 W5 D2 L2 W8 S E8 R2 U2
N4 S S4 E5 D2 R2 E16 N12 S PTR=N15 FOP=[YR=1993] N6
FUS=[YR=1993] W1 N31 E33 S31 W32 S E31 S6 W31 S S15 S.