

LOT 8
IN OR 690 PG 960
SELVA VERDA SUB PB 4/49

STRIDER CHRISTOPHER ERIC & CHRISTINA W
2509 VIA REY RD
FERNANDINA BEACH, FL 32034-5268

2024

00-00-31-1685-0008-0000



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 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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

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	1,544	100	1,544	177,761
DCK	420	10	42	4,835
FGR	438	55	241	27,746
FOP	16	30	5	575
FUS	950	100	950	109,373

TOTALS 3,368 2,782 320,291

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	40	16	640.00	SF	5.20
2	0811	CONCRETE B	0	100	22	4	88.00	SF	5.20
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
4	0845	KOOL DECK	0	100	98	3	294.00	SF	7.25
5	0861	POOL GUNIT	0	100	30	14	420.00	SF	85.00
6	0810	CONCRETE A	0	100	0	0	108.00	SF	6.50
7	0910	SCRN RM L	0	100	40	27	1,080.00	SF	15.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000140	C	SFR GOLF A	100		R1-G	0.00	0.00	1.00

REVIEW DATE 05/12/2019 BY KBA

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,782	110.3040	137.88	383,582	1984	1990	0	0	0	16.50	83.50
1 SNGL FAM - 100% - 2011 Heated Area: 2494 HX Base Yr 2011												

2509 VIA DEL REY, FERNANDINA BEACH

TOTAL OB/XF 15,476												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0	100	40	16	640.00	SF	5.20	5.20	100	1984
2	0811	CONCRETE B	0	100	22	4	88.00	SF	5.20	5.20	100	1984
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1984
4	0845	KOOL DECK	0	100	98	3	294.00	SF	7.25	7.25	100	1988
5	0861	POOL GUNIT	0	100	30	14	420.00	SF	85.00	85.00	100	1988
6	0810	CONCRETE A	0	100	0	0	108.00	SF	6.50	6.50	100	1984
7	0910	SCRN RM L	0	100	40	27	1,080.00	SF	15.00	15.00	100	1988

TOTAL OB/XF 15,476												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000140	C	SFR GOLF A	100		R1-G	0.00	0.00	1.00	LT		1.00

Market: 0 Agricultural: 0 Common: 300,000

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		320,291	
TOTAL MARKET OB/XF VALUE		15,476	
TOTAL LAND VALUE - MARKET		300,000	
TOTAL MARKET VALUE		635,767	
SOH/AGL Deduction		282,732	
ASSESSED VALUE		353,035	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		303,035	
TOTAL JUST VALUE		635,767	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		571,842	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4960	SWIM POOL	9,000	08/02/1988

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0690/0960	10/15/1993	WD	U	I	07
GRANTOR: ELDER HOLLIS & S M					
GRANTEE: STRIDER CHRISTOPHER					
0687/0382	8/25/1993	WD	Q	I	
GRANTOR: ELDER HOLLIS & S M					
GRANTEE: STRIDER CHRIS & C W					

BUILDING NOTES									
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BUILDING DIMENSIONS
DCK=[YR=1994] W39 S12 BAS=[YR=1993] S36 FGR=[YR=1993] W3 S23
E21 N20 FOP=[YR=1993] E8 N2 W8 S2\$ W15 N3W3\$ E3 S3 E15 N2 E8
S2 E13 N39 W14 N4 W12 S4 W13\$ E13 N4 E12 S4 E14 N12\$ PTR=E20
FUS=[YR=1993] E39 S26 W7 N2 W32 N24\$ W20\$.