

LOT 9
IN OR 1814/44 & OR 1814/46
SELVA VERDA SUB PB 4/49

MARTINEZ PAUL J & EDWINA
2505 VIA DEL REY
FERNANDINA BEACH, FL 32034

2024

00-00-31-1685-0009-0000



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	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	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

NEIGHBORHOOD/LOC 1073.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,487	100	1,487	163,672
FGR	600	55	330	36,322
FOP	36	30	11	1,211
FSP	260	40	104	11,447
FUS	1,348	100	1,348	148,372
UOP	120	20	24	2,641
UOP	320	20	64	7,044
TOTALS	4,171		3,368	370,710

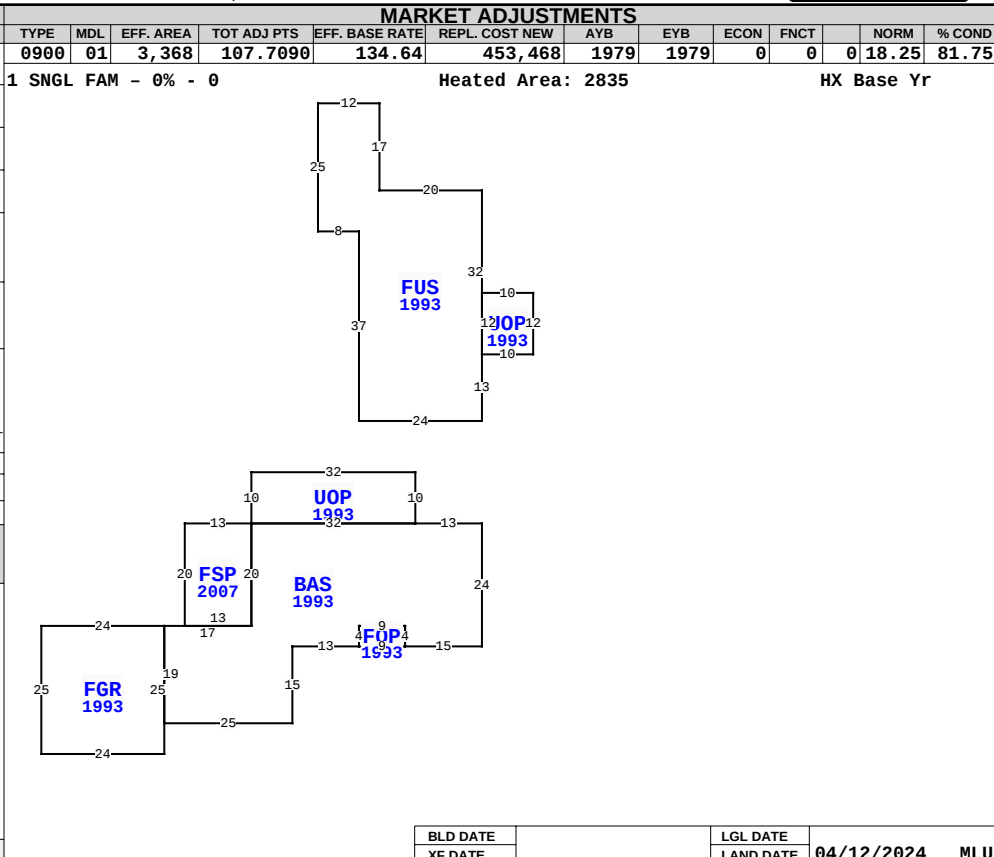
EXTRA FEATURES

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	0811	CONCRETE B	0	0	0	0	726.00	SF	5.20	5.20	100	1980	1980	3	32.5	1,227	
2	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1980	1980	3	46.5	930	
3	0861	POOL GUNIT	0	0	0	0	648.00	SF	85.00	85.00	100	1980	1980	3	20	11,016	
4	0845	KOOL DECK	0	0	0	0	912.00	SF	7.25	7.25	100	1980	1980	3	32.5	2,149	
5	0810	CONCRETE A	0	0	0	0	459.00	SF	6.50	6.50	100	1980	1980	3	32.5	970	
6	0830	FLAGSTONE	0	0	0	0	231.00	SF	12.00	12.00	100	1980	1980	3	32.5	901	
7	0911	SCRN RM A	0	0	52	28	1,456.00	SF	17.50	17.50	100	1980	1980	3	20	5,096	
8	1272	H-SHUTR MD	0	0	0	0	53.00	UT	133.00	133.00	100	2002	2002	3	20	1,410	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0		R1-G	0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							

REVIEW DATE 05/12/2019 BY KBA



2505 VIA DEL REY, FERNANDINA BEACH

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF 23,699

TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							

Market: 0 Agricultural: 0 Common: 300,000

NASSAU COUNTY PROPERTY PAGE 1 of 1 2

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE		370,710
TOTAL MARKET OB/XF VALUE		23,699
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		694,409
SOH/AGL Deduction		83,936
ASSESSED VALUE		610,473
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		610,473
TOTAL JUST VALUE		694,409
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		627,450

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100439	OTHER	2,395	03/15/2010
20052681	REPAIR/RRF	2,000	09/20/2005
B033648	REPAIR/RRF	3,000	08/11/2003
B969670	REPAIR/RRF	5,600	03/13/1996
6757	REPAIR/RRF	500	10/01/1991
BP 4211	N/A	1,450	06/16/1987

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q U / V I / RSN CD
1814/0046	9/18/2012	WD U	I 19
GRANTOR: STANCIN JOHN TRUSTEE			
GRANTEE: MARTINEZ PAUL J & E			
1814/0044	9/13/2012	PR U	I 19
GRANTOR: STANCIN JOHN P/R			
GRANTEE: MARTINEZ PAUL J & E			

OFF RECORD Number	DATE	TYPE INST	Q U / V I / RSN CD	SALE PRICE
1814/0046	9/18/2012	WD U	I 19	265,000
GRANTOR: STANCIN JOHN TRUSTEE				
GRANTEE: MARTINEZ PAUL J & E				
1814/0044	9/13/2012	PR U	I 19	100
GRANTOR: STANCIN JOHN P/R				
GRANTEE: MARTINEZ PAUL J & E				

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W13 UOP=[YR=1993] N10 W32 S10 E32\$ W32

FSP=[YR=2007] W13 S20 E13 N20\$ S20 W17 FGR=[YR=1993] W24 S25

E24 N25\$ S19 E25 N15 E13 FOP=[YR=1993] E9 N4 W9 S4\$ N4 E9 S4

E15 N24\$ PTR= N20 FUS=[YR=1993] N13 UOP=[YR=1993] E10 N12 W10

S12 \$ N32 W20 N17 W12 S25 E8 S37 E24 \$ S20 \$.