LOT 14
IN OR 2072/1843
SELVA VERDA SUB PB 4/49

GERMANO GEMMA HOLLY
2405 VIA DEL REY
FERNANDINA BEACH, FL 32034

2024

00-00-31-1685-0014-0000

BUILDING CHARACTERISTICS

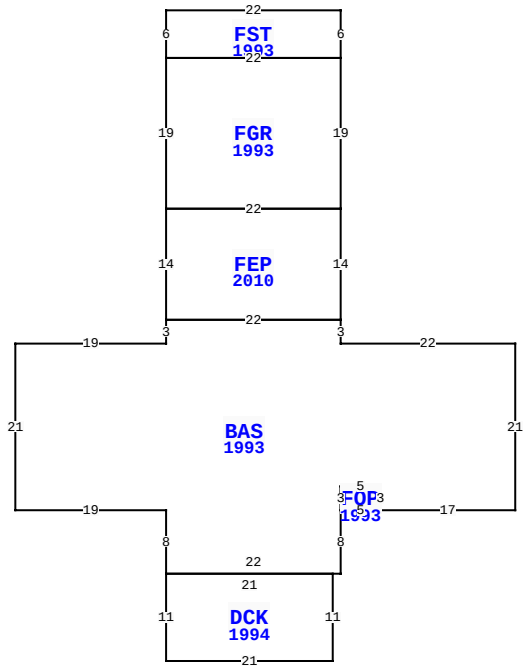
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
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	1,550	100	1,550	142,340
DCK	231	10	23	2,112
FEP	308	80	246	22,591
FGR	418	55	230	21,122
FOP	15	30	4	367
FST	132	55	73	6,704
TOTALS	2,654		2,126	195,235

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,126	107.8000	134.75	286,478	1976	1976	0	0	0	31.85	68.15

1 SNGL FAM – 100% - 2018 Heated Area: 1550 HX Base Yr 2018



2405 VIA DEL REY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		195,235
TOTAL MARKET OB/XF VALUE		5,000
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		450,235
SOH/AGL Deduction		225,728
ASSESSED VALUE		224,507
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		174,507
TOTAL JUST VALUE		450,235
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		367,172

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7955	REPAIR/RRF	3,400	10/28/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2072/1843	9/19/2016	WD	Q	I	01	255,000
GRANTOR: MCNULTY MICHAEL P						
GRANTEE: GERMANO GEMMA HOLLY						
0973/1724	3/07/2001	WD	U	I	18	100
GRANTOR: MCNULTY MARGARET R						
GRANTEE: MCNULTY MARGARET R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W22 N3 FEP=[YR=2010] N14 FGR=[YR=1993] N19
FST=[YR=1993] N6 W22 S6 E22$ W22 S19E22$ W22 S14E22$ W22 S3
W19 S21 E19 S8 DCK=[YR=1994] S11 E21 N11W21$ E22 N8
FOP=[YR=1993] E5 N3 W5S3$ N3 E5 S3 E17 N21$.

EXTRA FEATURES

LN	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	0	1.00	UT	3,500.00	3,500.00	100	1976	1976	3	38	1,330	
2	0812	CONCRETE C	0	100	0	0	3,398.00	SF	4.00	4.00	100	1976	1976	3	27	3,670	

LAND DESCRIPTION

TOTAL OB/XF 5,000

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100		R1-G	0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/06/2024 BY SYS