

LOT 15
IN OR 855/380
SELVA VERDA SUB PB 4/49

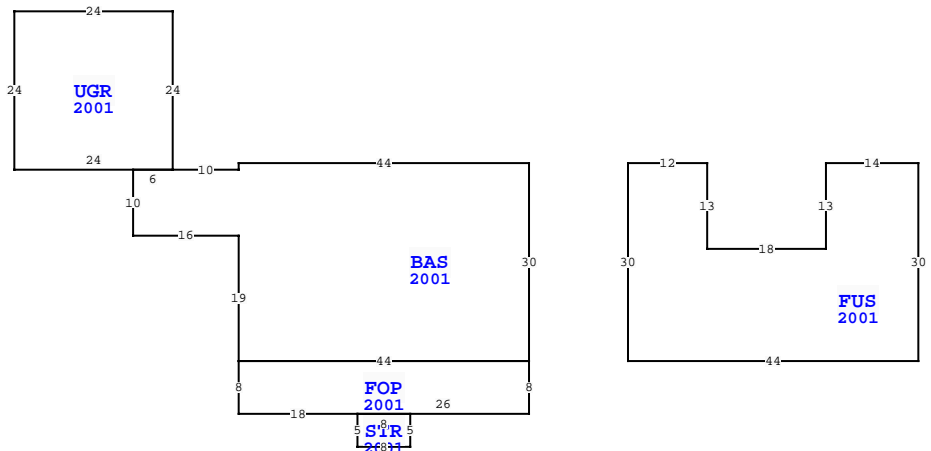
YOUNG JEFFREY M & CAROL ANNE
2401 VIA DEL REY
FERNANDINA BEACH, FL 32034

2024

00-00-31-1685-0015-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	02	WALL BD/WD	50
Interior Wall	05	DRYWALL	50
Interior Floo	14	CARPET	60
Interior Floo	12	HARDWOOD	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3.5	100
Frame	02	WOOD FRAME	100
Stories	2.	2.	100
Units		0	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
BAS	1,480	100	1,480
FOP	352	30	106
FUS	1,086	100	1,086
STR	40	10	4
UGR	576	45	259
TOTALS	3,534		2,935
			343,536

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,935	104.6220	130.78	383,839	2001	2001	0	0	10.50	89.50
1 SNGL FAM - 100% - 2002 Heated Area: 2566 HX Base Yr 2002											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			343,536
TOTAL MARKET OB/XF VALUE			8,227
TOTAL LAND VALUE - MARKET			250,000
TOTAL MARKET VALUE			601,763
SOH/AGL Deduction			315,265
ASSESSED VALUE			286,498
TOTAL EXEMPTION VALUE	HX HB VX		55,000
BASE TAXABLE VALUE			231,498
TOTAL JUST VALUE			601,763
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			511,471

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20172365	PAVERS	0	08/02/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0855/0380	11/09/1998	WD	Q	V		47,000
GRANTOR: FAIRCLOTH BERTHA L TR						
GRANTEE: YOUNG JEFFREY M & C						
0670/1494	11/23/1992	WD	U	V	07	100
GRANTOR: FAIRCLOTH BERTHA L H						
GRANTEE: FAIRCLOTH BERTHA L						

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	0855	CONC PAVER	0	100	0	0			7.00	100	2017	2017	3	97	7,523	
2	1242	WD DECK A	0	100	16	8			10.00	100	2012	2012	3	55	704	

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

BUILDING DIMENSIONS
BAS=[YR=2001] W44 S1 W10 UGR=[YR=2001] N24 W24 S24 E24 \$ W6 S10 E16 S19 FOP=[YR=2001] S8 E18 STR=[YR=2001] S5 E8 N5 W8 \$ E26 N8 W44 \$ E44 N30 \$ PTR= E15 FUS=[YR=2001] E12 S13 E18 N13 E14 S30 W44 N30 \$ W15 \$.

LAND DESCRIPTION		TOTAL OB/XF																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	DPH 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							