

LOT 16 & PT J PELOT GRANT
SEC 11-2N-28E PAR 2-3
SELVA VERDA SUB PB 4/49

TURNER-MOTLEY KATHY LOIS & MOTLEY ROBERT/
2400 VIA DEL REY
FERNANDINA BEACH, FL 32034

2024

00-00-31-1685-0016-0000



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	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	1,540	100	1,540	169,982
FGR	568	55	312	34,438
FOP	44	30	13	1,435
FSP	192	40	77	8,499
FST	48	55	26	2,870
STP	12	10	1	111
UOP	416	20	83	9,162
TOTALS	2,820		2,052	226,496

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1977
2	0812	CONCRETE C	0 100	0	0	1,084.00	SF	4.00	4.00	100	1977
3	0810	CONCRETE A	0 100	18	10	180.00	SF	6.50	6.50	100	1983
4	0855	CONC PAVER	0 100	30	5	150.00	SF	10.00	10.00	100	2007
5	0940	SHEDS/PORT	0 100	12	10	120.00	SF	21.30	21.30	100	2002

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		R1-G	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,052	108.6820	135.85	278,764	1977	1977	0	0	0 18.75	81.25
1 SNGL FAM - 100% - 2016 Heated Area: 1540 HX Base Yr 2016											
2400 VIA DEL REY, FERNANDINA BEACH											

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

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1 2	
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		226,496	
TOTAL MARKET OB/XF VALUE		4,925	
TOTAL LAND VALUE - MARKET		250,000	
TOTAL MARKET VALUE		481,421	
SOH/AGL Deduction		240,126	
ASSESSED VALUE		241,295	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		191,295	
TOTAL JUST VALUE		481,421	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		395,951	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090683	ELEC OTHER	200	06/02/2009
20080251	REPAIR/RRF	5,000	02/20/2008
B9710439	REPAIR/RRF	1,000	04/18/1997
B8685	REPAIR/RRF	1,500	11/16/1994

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2602/1658	11/15/2022	LE U	I	I	11
GRANTOR: MOTLEY KATHY L TURNER					
GRANTEE: NEELY MARVIN & JOEL					
1650/1727	12/01/2009	WD Q	I	I	01
GRANTOR: CROW JOHN F & THERESA					
GRANTEE: MOTLEY KATHY L TURN					

BUILDING NOTES											
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BUILDING DIMENSIONS											
UOP=[YR=1993] W16 FSP=[YR=1993] N8 W12 BAS=[YR=1993] W48 S28 E14 S4 E13 STP=[YR=1993] S3 E4 N3 W4\$ FOP=[YR=1993] E11 FGR=[YR=1993] S24 E22 N28 W10 FST=[YR=1993] W12 S4 E12 N4 \$ S4 W12 \$ N4 W11 S4 \$ N4 E33 N12 W12 N16 \$ S16 E12 N8 \$ S26E16 N26 \$.											