

LOT 24
IN OR 375 PG 347
SELVA VERDA SUB PB 4/49

SYDNOR JEAN R
2512 VIA DEL REY
FERNANDINA BEACH, FL 32034

2024

00-00-31-1685-0024-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
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
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NEIGHBORHOOD/LOC	1073.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,206	100	2,206	237,569
FEP	217	80	174	18,739
FGR	504	55	277	29,831
FOP	48	30	14	1,508

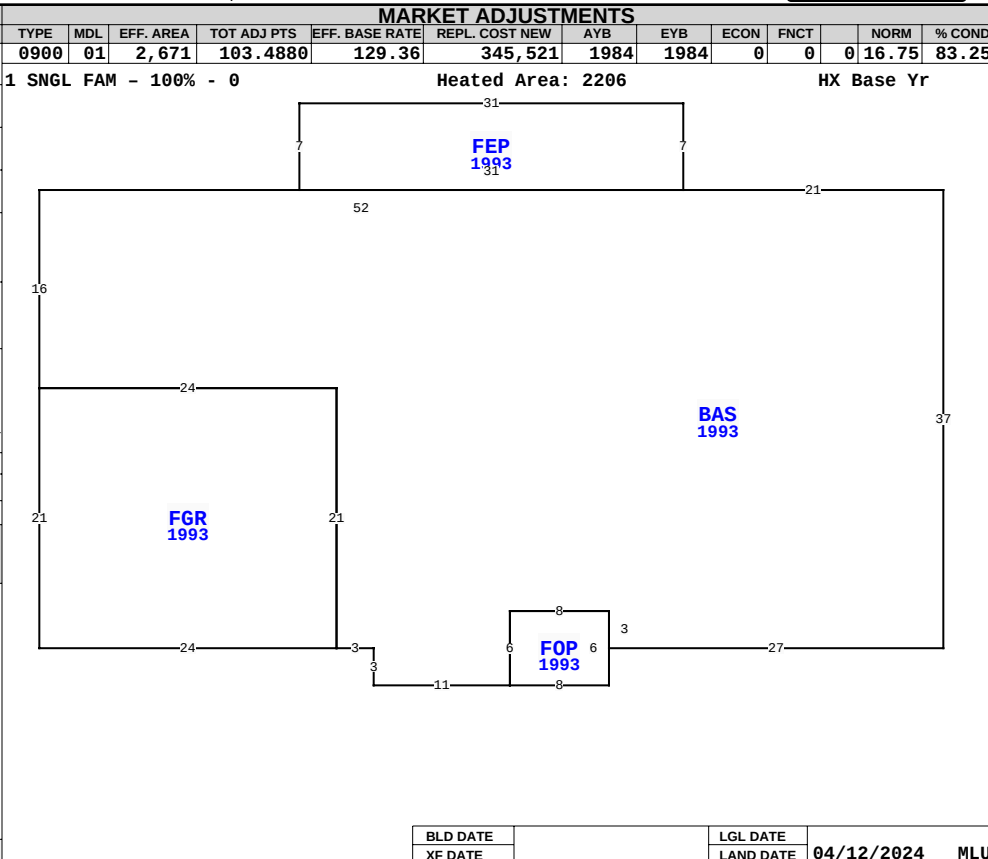
TOTALS	2,975		2,671	287,646
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EXTRA FEATURES

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	0812	CONCRETE C	0	100	0	0	1,793.00	SF	4.00	4.00	100	1984	1984	3	44	3,156	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	56	1,960	
3	0812	CONCRETE C	0	100	27	3	81.00	SF	4.00	4.00	100	1984	1984	3	44	143	
4	0861	POOL GUNIT	0	100	24	15	360.00	SF	85.00	85.00	100	1992	1992	3	20	6,120	
5	0910	SCRN RM L	0	100	31	35	1,085.00	SF	15.00	15.00	100	1992	1992	3	20	3,255	
6	0845	KOOL DECK	0	100	0	0	695.00	SF	7.25	7.25	100	1992	1992	3	64	3,225	
7	0825	BRICK	0	100	6	3	18.00	SF	12.50	12.50	100	1992	1992	3	88	198	
8	1242	WD DECK A	0	100	16	18	288.00	SF	10.00	10.00	100	1984	1984	3	20	576	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	100		R1-G	0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							



NASSAU COUNTY PROPERTY					PAGE 1 of 1		2
VALUATION SUMMARY							
VALUATION BY							STANDARD
Tax Group: 2				Tax Dist:			
BUILDING MARKET VALUE				287,646			
TOTAL MARKET OB/XF VALUE				18,633			
TOTAL LAND VALUE - MARKET				300,000			
TOTAL MARKET VALUE				606,279			
SOH/AGL Deduction				346,568			
ASSESSED VALUE				259,711			
TOTAL EXEMPTION VALUE				HX HB VX WX		60,000	
BASE TAXABLE VALUE				199,711			
TOTAL JUST VALUE				606,279			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				543,110			