

LOT 25
IN OR 2137/139
SELVA VERDA SUB PB 4/49

HARRELL ROBERT L & WHITNEY A
2550 VIA DEL REY
FERNANDINA BEACH, FL 32034

2024

00-00-31-1685-0025-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	12	CEDAR 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD\$ 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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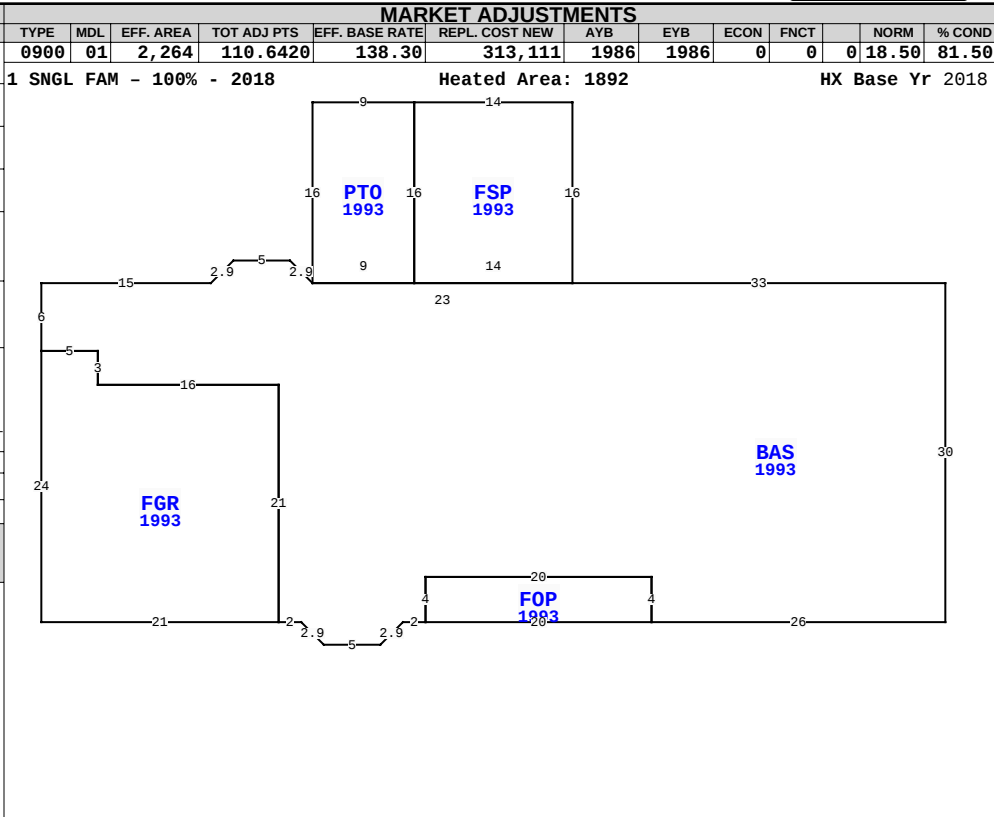
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,892	100	1,892	213,256
FGR	456	55	251	28,291
FOP	80	30	24	2,705
FSP	224	40	90	10,144
PTO	144	5	7	789

TOTALS	2,796		2,264	255,185
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	0	0	1,336.00	SF	4.00
2	0810	CONCRETE A	0	100	0	0	273.00	SF	6.50
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000140	C	SFR GOLF A	100		R1-G	0.00	0.00	1.00

REVIEW DATE	05/12/2019	BY	KBA
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2550 VIA DEL REY, FERNANDINA BEACH	BLD DATE 04/08/2008	DJ	LGL DATE	04/12/2024	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

TOTAL OB/XF									
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NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 2	Tax Dist:								
BUILDING MARKET VALUE	255,185								
TOTAL MARKET OB/XF VALUE	5,623								
TOTAL LAND VALUE - MARKET	300,000								
TOTAL MARKET VALUE	560,808								
SOH/AGL Deduction	228,460								
ASSESSED VALUE	332,348								
TOTAL EXEMPTION VALUE	50,000								
BASE TAXABLE VALUE	282,348								
TOTAL JUST VALUE	560,808								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	499,795								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20061098	REPAIR/RRF	8,000	05/18/2006
B9710546	XF0B	3,871	06/16/1997

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2137/0139	7/31/2017	WD	Q	I	01	320,000	
GRANTOR: INGERMARK LLC							
GRANTEE: HARRELL ROBERT L &							
1413/1038	5/19/2006	TD	Q	I		385,000	
GRANTOR: STOUGHTON LINCOLN D T							
GRANTEE: INGERMARK LLC							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W33 FSP=[YR=1993] N16 W14 PTO=[YR=1993] W9 S16 E9 N16 \$ S16 E14 \$ W23 U2 L2 W5 D2 L2 W15 S6 FGR=[YR=1993] S24 E21 N21 W16 N3 W5 \$ E5 S3 E16 S21 E2 D2 R2 E5 U2 R2 E2 FOP=[YR=1993] E20 N4 W20 S4 \$ N4 E20S4 E26 N30 \$.									

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