

LOT 28
ESMT IN OR 442/308
SELVA VERDA 2 PB 4/77

BALDWIN DAVID SCOTT/HIX LESLIE BRENT ET AL
2404 LOS ROBLES
FERNANDINA BEACH, FL 32034

2024

00-00-31-1686-0028-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

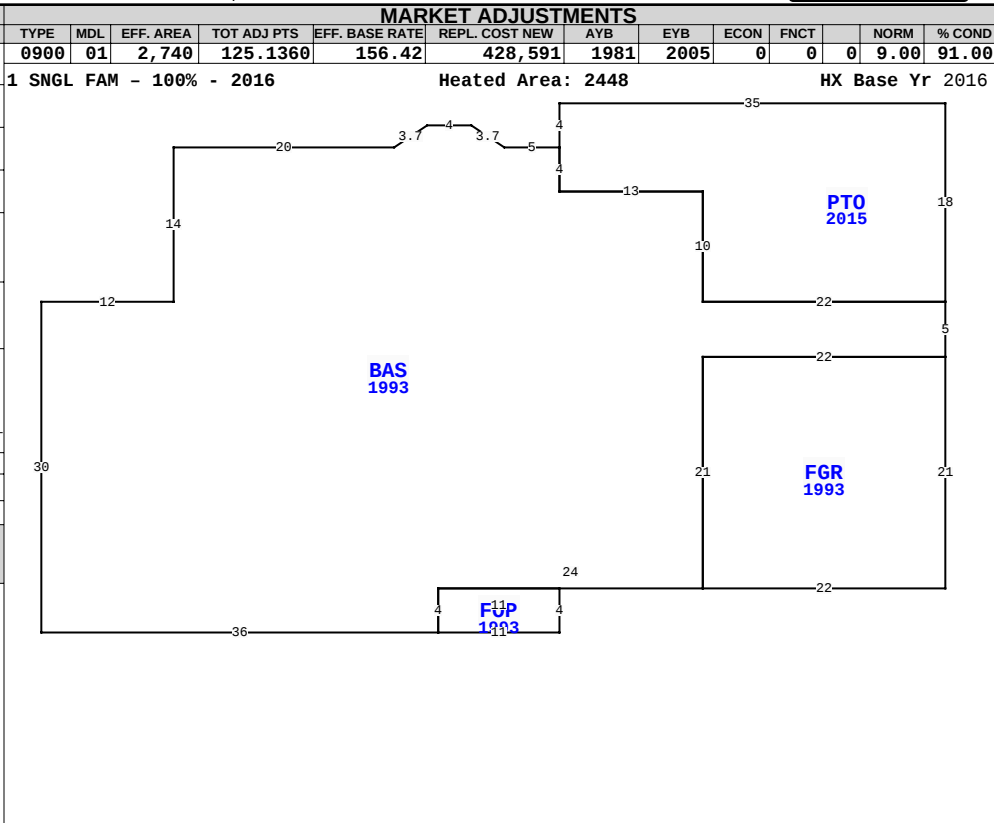
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1073.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,448	100	2,448	348,454
FGR	462	55	254	36,155
FOP	44	30	13	1,850
PTO	500	5	25	3,559

TOTALS	3,454		2,740	390,018
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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	2,838.00	SF	4.00
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
3	0812	CONCRETE C	0	100	27	4	108.00	SF	4.00
4	0861	POOL GUNIT	0	100	0	0	326.00	SF	85.00
5	0911	SCRN RM A	0	100	0	0	1,480.00	SF	17.50
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00
7	0855	CONC PAVER	0	100	0	0	654.00	SF	10.00

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



2404 LOS ROBLES, FERNANDINA BEACH	BLD DATE	LGL DATE	04/12/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	2,838.00	SF	4.00	4.00	100	1981	1981	3	35	3,973	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1981	1981	3	49	1,715	
3	0812	CONCRETE C	0	100	27	4	108.00	SF	4.00	4.00	100	1986	1986	3	49.5	214	
4	0861	POOL GUNIT	0	100	0	0	326.00	SF	85.00	85.00	100	2016	2016	3	81	22,445	
5	0911	SCRN RM A	0	100	0	0	1,480.00	SF	17.50	17.50	100	2016	2016	3	74	19,166	
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2016	2016	3	74	1,480	
7	0855	CONC PAVER	0	100	0	0	654.00	SF	10.00	10.00	100	2016	2016	3	96	6,278	

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

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		390,018	
TOTAL MARKET OB/XF VALUE		55,271	
TOTAL LAND VALUE - MARKET		250,000	
TOTAL MARKET VALUE		695,289	
SOH/AGL Deduction		352,815	
ASSESSED VALUE		342,474	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		292,474	
TOTAL JUST VALUE		695,289	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		526,991	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20160944	SCRNENCL	12,250	04/07/2016
20150875	REMODEL	29,000	04/22/2015
B969903	REPAIR/RRF	2,475	07/01/1996
B969769	REPAIR/RRF	1,700	04/22/1996
5009	REPAIR/RRF	1,500	09/14/1988

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2691/1954	1/31/2024	WD	Q	I	01
GRANTOR: MARTIN DALE L					SALE PRICE
GRANTEE: BALDWIN DAVID SCOTT					875,000
GRANTOR: MARTIN LISA MARIE					
GRANTEE: MARTIN DALE L					

BUILDING NOTES									

BUILDING DIMENSIONS									
PTO=[YR=2015] W35 S4 BAS=[YR=1993] W5 U2 L3 W4 D2 L3 W20 S14 W12 S30 E36 FOP=[YR=1993] E11 N4 W11 S4 \$ N4 E24FGR=[YR=1993] E22 N21 W22 S21 \$ N21 E22 N5 W22 N10 W13 N4\$ S4 E13 S10 E22 N18\$.									