LOT 34
IN OR 1908/1051
SELVA VERDA 2 PB 4/77

BEWAN GLENN RUSSELL
2416 LOS ROBLES DR
FERNANDINA BEACH, FL 32034

2024

00-00-31-1686-0034-0000

BUILDING CHARACTERISTICS

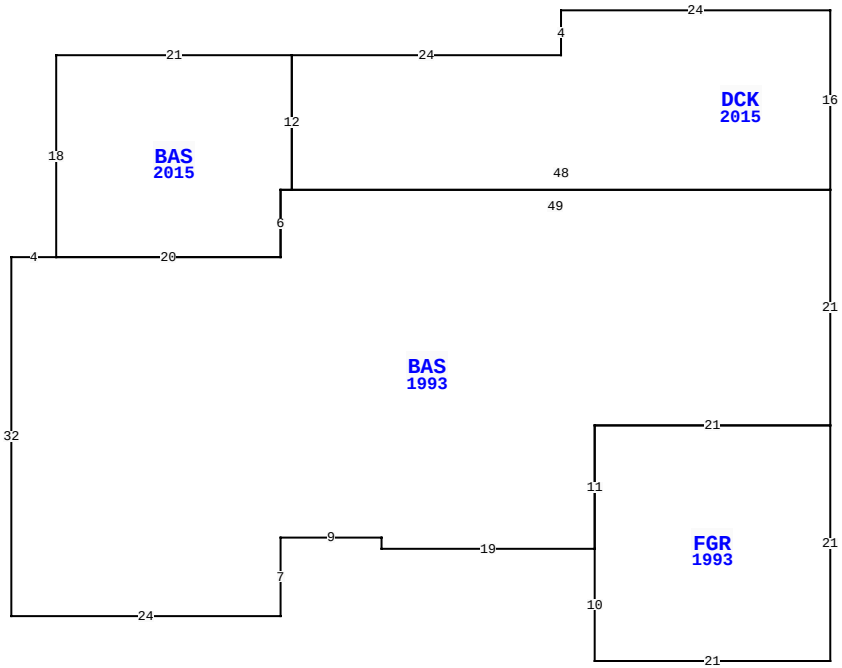
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	2,096	100	2,096	162,696
BAS	372	100	372	28,875
DCK	672	10	67	5,201
FGR	441	55	243	18,862
TOTALS	3,581		2,778	215,635

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,778	98.1504	93.24	259,021	1981	1985	0	0	0	16.75	83.25

1 SINGLE FAM – 100% - 2015 Heated Area: 2468 HX Base Yr 2015



2416 LOS ROBLES, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		215,635
TOTAL MARKET OB/XF VALUE		3,892
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		519,527
SOH/AGL Deduction		220,882
ASSESSED VALUE		298,645
TOTAL EXEMPTION VALUE	HX HB SX	100,000
BASE TAXABLE VALUE		198,645
TOTAL JUST VALUE		519,527
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		459,640

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20142489	ADDITION	40,000	11/24/2014
20122515	GARDR	1,250	12/14/2012
20070388	REPAIR/RRF	1,900	03/05/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1908/1051	3/24/2014	WD	Q	I	01	267,500
GRANTOR: POECHMANN LEE J & PAI						
GRANTEE: BEWAN GLENN RUSSELL						
1455/1881	11/01/2006	WD	U	I	19	315,000
GRANTOR: PRUDENTIAL RELOCATION						
GRANTEE: POECHMANN LEE J & P						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2015] W24 S4 W24 BAS=[YR=2015] W21 S18 BAS=[YR=1993] W4 S32 E24 N7 E9 S1 E19 FGR=[YR=1993] S10 E21 N21 W21 S11$ N11 E21 N21 W49 S6 W20$ E20 N6 E1 N12$ S12 E48 N16$.

EXTRA FEATURES

LN	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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1981	1981	3	49	1,715	
2	0812	CONCRETE C	0	100	0	0	192.00	SF	4.00	4.00	100	1981	1981	3	35	269	
3	0812	CONCRETE C	0	100	0	0	1,363.00	SF	4.00	4.00	100	1981	1981	3	35	1,908	

LAND DESCRIPTION

TOTAL OB/XF 3,892

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/06/2024 BY SYS