

LOT 38 (EX E PRT)
IN OR 2410/1385
SELVA VERDA 2 PB 4/77

MIRFIELD ROBERT G & EUN Y
2424 LOS ROBLES DR
FERNANDINA BEACH, FL 32034

2024

00-00-31-1686-0038-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 50
Exterior Wall	18 CEMENT BRK 50
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 90
Interior Wall	08 DECORATIVE 10
Interior Floor	14 CARPET 80
Interior Floor	13 LVT/LAMNT 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	3.5 100
Frame	02 WOOD FRAME 100
Stories	1.5 1.5 100
Units	0 100
BUD8 Adjustme	02 DIST FB 100
Occupancy	00 NONE 100

Quality 04 Quality Level 04

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	2,948	100	2,948	297,121
DCK	144	10	14	1,411
FGR	572	55	315	31,748
FOP	30	30	9	907
FUS	300	100	300	30,236
PTO	81	5	4	403
UOP	18	20	4	403

TOTALS 4,093 3,594 362,229

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	31 4	124.00	SF	4.00	4.00	100	1985	1985	3	47	233	
2	0812	CONCRETE C	0 100	0 0	3,225.00	SF	3.20	3.20	100	1985	1985	3	47	4,850	
3	0861	POOL GUNIT	0 100	0 0	365.00	SF	85.00	85.00	100	2002	2002	3	29	8,997	
4	0845	KOOL DECK	0 100	0 0	605.00	SF	7.25	7.25	100	2002	2002	3	82	3,597	
5	1242	WD DECK A	0 100	0 0	332.00	SF	10.00	10.00	100	1998	1998	3	20	664	
6	0504	FP-ELECTRI	0 100	0 0	1.00	UT	2,000.00	2,000.00	100	2003	2003	3	87	1,740	

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							

REVIEW DATE 08/20/2019 BY DJA

MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY				PAGE 1 of 1		2						
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY												
0900	01	3,594	105.7455	132.18	475,055	1985	1985	0	0	0	23.75	76.25	VALUATION BY					STANDARD						
1 SNGL FAM - 100% - 2021												Tax Group: 2						Tax Dist:						
Heated Area: 3248												BUILDING MARKET VALUE												
HX Base Yr 2021												TOTAL MARKET OB/XF VALUE												
												TOTAL LAND VALUE - MARKET												
												TOTAL MARKET VALUE												
												SOH/AGL Deduction												
												ASSESSED VALUE												
												TOTAL EXEMPTION VALUE						HX HB						
												BASE TAXABLE VALUE												
												TOTAL JUST VALUE												
												NCON VALUE												
												INCOME VALUE												
												PREVIOUS YEAR MKT VALUE												

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2424 LOS ROBLES, FERNANDINA BEACH

UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
124.00	SF	4.00	4.00	100	1985	1985	3	47	233	
3,225.00	SF	3.20	3.20	100	1985	1985	3	47	4,850	
365.00	SF	85.00	85.00	100	2002	2002	3	29	8,997	
605.00	SF	7.25	7.25	100	2002	2002	3	82	3,597	
332.00	SF	10.00	10.00	100	1998	1998	3	20	664	
1.00	UT	2,000.00	2,000.00	100	2003	2003	3	87	1,740	

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							

REVIEW DATE 08/20/2019 BY DJA

NASSAU COUNTY PROPERTY		PAGE 1 of 1		2	
VALUATION SUMMARY					
VALUATION BY			STANDARD		
Tax Group: 2		Tax Dist:			
BUILDING MARKET VALUE			362, 229		
TOTAL MARKET OB/XF VALUE			20, 081		
TOTAL LAND VALUE - MARKET			300, 000		
TOTAL MARKET VALUE			682, 310		
SOH/AGL Deduction			153, 343		
ASSESSED VALUE			528, 967		
TOTAL EXEMPTION VALUE			HX HB		50, 000
BASE TAXABLE VALUE			478, 967		
TOTAL JUST VALUE			682, 310		
NCON VALUE			0		
INCOME VALUE					
PREVIOUS YEAR MKT VALUE			618, 261		

04/12/2024 MLU

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2007] W12 BAS=[YR=1993] W20 L2 U2 W7 D2 L2 W36 S9 W12 PTO=[YR=1993] N9 W9 S9E9\$ W9 S15E21 S15 E26 FOP=[YR=1993] E6 N5 W6 S5\$ N5 E6 S5 E2 R2 D2 E4 U2 R2 E2 FGR=[YR=1993] S26 E22 N26 W22\$ E23 N15 E2 N10 W2 N14\$ S12 E12 N12\$ PTR=E15 FUS=[YR=1993] E20 S3 UOP=[YR=1993] E2 S9 W2 N9\$ S12 W20 N15\$ W15\$.

REVIEW DATE 08/20/2019 BY DJA																							
Total Acres: 0.00																							
Total Land Value: 300,000																							
Market: 0																							
Agricultural: 0																							
Common: 300,000																							

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