

LOT 39 & PT OF LOT 38  
IN OR 2121/1998  
SELVA VERDA 2 PB 4/77

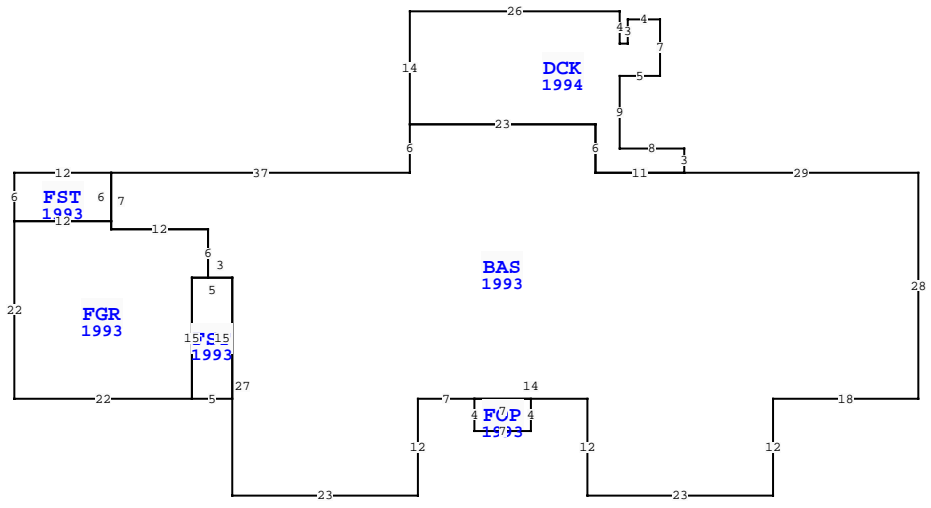
HARRIS ROBERT P & BRITTA S  
2426 LOS ROBLES DR  
FERNANDINA BEACH, FL 32034

**2024**

00-00-31-1686-0039-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	90
Exterior Wall	21	STONE	10
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	50
Interior Floor	12	HARDWOOD	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	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	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	SUBAREA MARKET VALUE
BAS	3,193	100	373,107
DCK	438	10	5,142
FGR	486	55	31,199
FOP	28	30	935
FST	72	55	4,674
FST	75	55	4,791
TOTALS	4,292		419,848

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	3,593	110.4705	138.09	496,157	1980	1990	0	0	0	15.38	84.62	
1 SNGL FAM - 100% - 2018 Heated Area: 3193 HX Base Yr 2018													



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		419,848	
TOTAL MARKET OB/XF VALUE		10,122	
TOTAL LAND VALUE - MARKET		300,000	
TOTAL MARKET VALUE		729,970	
SOH/AGL Deduction		327,603	
ASSESSED VALUE		402,367	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		352,367	
TOTAL JUST VALUE		729,970	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		660,449	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10212	REPAIR/RRF	7,800	12/20/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2121/1998	5/19/2017	WD	U	I	37	350,000

GRANTOR: HARVALLEN PROPERTIES						
GRANTEE: HARRIS ROBERT P & B						
2120/0511	5/08/2017	WD	U	I	37	300,000
GRANTOR: MCCOY MICHAEL S						
GRANTEE: HARVALLEN PROPERTIE						

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS=[YR=1993] W29 DCK=[YR=1994] N3 W8 N9 E5 N7 W4 S3 W1 N4 W26 S14 E23 S6 E11 \$ W11 N6 W23 S6 W37 FST=[YR=1993] W12 S6 FGR=[YR=1993] S22 E22 FST=[YR=1993] E5 N15 W5 S15 \$ N15 E2 N6 W12 N1 W12 \$ E12 N6 \$ S7 E12 S6 E3 S27 E23 N12 E7 FOP=[YR=1993] S4 E7 N4 W7 \$ E14 S12 E23 N12 E18 N28 \$ .													

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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	46.5	1,628		
2	0803	ASPHALT C	0	100	0	3,354.00	SF	2.00	2.00	100	1980	1980	3	50	3,354		
3	0861	POOL GUNIT	0	100	0	240.00	SF	85.00	85.00	100	1980	1980	3	20	4,080		
4	0845	KOOL DECK	0	100	0	409.00	SF	7.25	7.25	100	1980	1980	3	32.5	964		
5	0850	PEBBLE WLK	0	100	21	84.00	SF	3.50	3.50	100	1980	1980	3	32.5	96		
TOTALS														4,292	3,593	419,848	

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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							