

LOT 40
IN OR 1298/1452
SELVA VERDA 2 PB 4/77

SIMPSON DONNA SUE/MINSHAW C GENECE
2428 LOS ROBLES
FERNANDINA BEACH, FL 32034

2024

00-00-31-1686-0040-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 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		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
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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	2,105	100	2,105	250,469
BAS	84	100	84	9,995
BAS	130	100	130	15,468
BAS	176	100	176	20,942
FGR	616	55	339	40,337
FOP	21	30	6	714
FSP	300	40	120	14,279
PTO	7	5	0	0

TOTALS	3,439		2,960	352,203
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0812	CONCRETE C	0 100	0	0	1,360.00	SF	4.00	4.00
2	0812	CONCRETE C	0 100	69	3	337.00	SF	4.00	4.00
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
4	0861	POOL GUNIT	0 100	32	15	480.00	SF	85.00	85.00
5	0811	CONCRETE B	0 100	0	0	597.00	SF	5.20	5.20
6	0858	SCULP CONC	0 100	0	0	1,106.00	SF	13.00	13.00
7	0911	SCRN RM A	0 100	0	0	1,392.00	SF	17.50	17.50

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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,960	113.9985	142.50	421,800	1983	1985	0	0	16.50	83.50
1 SNGL FAM - 100% - 2007											
Heated Area: 2495											
HX Base Yr 2007											
2428 LOS ROBLES, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
04/12/2024 MLU											

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	1,360.00	SF	4.00	4.00	100	1983	1983	3	41	2,230	
2	0812	CONCRETE C	0 100	69	3	337.00	SF	4.00	4.00	100	1983	1983	3	41	553	
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1983	1983	3	54	1,890	
4	0861	POOL GUNIT	0 100	32	15	480.00	SF	85.00	85.00	100	1983	1983	3	20	8,160	
5	0811	CONCRETE B	0 100	0	0	597.00	SF	5.20	5.20	100	2002	2002	3	82	2,546	
6	0858	SCULP CONC	0 100	0	0	1,106.00	SF	13.00	13.00	100	2009	2009	3	97	13,947	
7	0911	SCRN RM A	0 100	0	0	1,392.00	SF	17.50	17.50	100	2009	2009	3	40	9,744	

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

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 1 2									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					352,203				
TOTAL MARKET OB/XF VALUE					39,070				
TOTAL LAND VALUE - MARKET					300,000				
TOTAL MARKET VALUE					691,273				
SOH/AGL Deduction					285,734				
ASSESSED VALUE					405,539				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					355,539				
TOTAL JUST VALUE					691,273				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					626,318				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090460	ELEC OTHER	500	04/15/2009
20090312	XFOB	25,000	03/11/2009
20071966	ELEC OTHER	500	10/17/2007
20071565	ADDITION	9,000	08/22/2007
20071322	H/AC	500	07/17/2007
20071183	OTHER	7,000	06/26/2007

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1298/1452	3/01/2005	WD	Q	I		430,000	
GRANTOR: ZOUL ZACHARY Z & CIND							
GRANTEE: SIMPSON DONNA SUE &							
0744/1501	11/22/1995	WD	Q	I		160,000	
GRANTOR: MACLAUGHLIN JAMES W &							
GRANTEE: ZOUL ZACHARY Z & CI							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2007] W21 BAS=[YR=1993] N2 W10 S2 W11 BAS=[YR=2007] W13 S10 E13 N10\$ S10 W13 N10 W14 BAS=[YR=2007] N6 FSP=[YR=2009] N20 W15 S20 E15\$ W15 S6 E2 N1 E6 S1 E7\$ W7 N1 W6 S1 W2 S16 W2 S11E2 S19 E27 N19 E5 FOP=[YR=1993] S3 PTO=[YR=1993] S1 E7 N1 W7 \$ E7 N3 W7\$ E30 FGR=[YR=1993] S9 E22 N28 W22 S19\$ N27 E1\$ W1 S8 E22 N8\$.									