

LOT 41
IN OR 1963/1390
SELVA VERDA 2 PB 4/77

DOUGHER KENNETH R &/BODTKER MARCEIL E
2430 LOS ROBLES DR
FERNANDINA BEACH, FL 32034

2024

00-00-31-1686-0041-0000



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 60
Interior Floo	13	LVT/LAMNT 40
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	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1073.00		

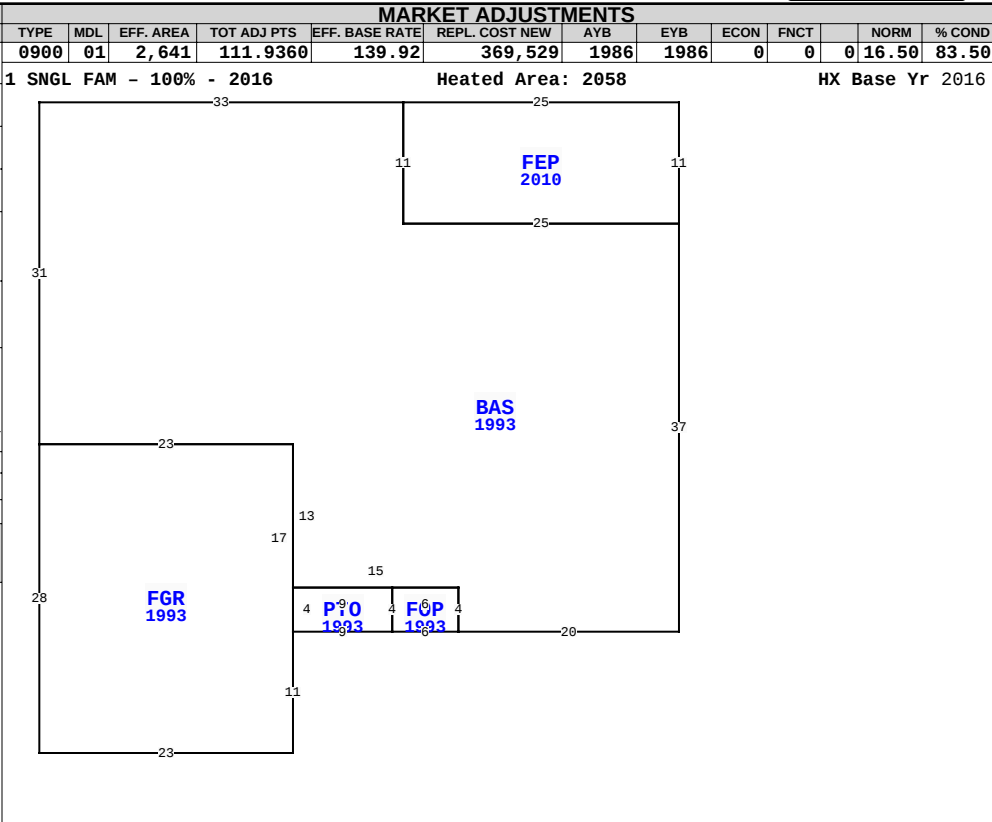
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,058	100	2,058	240,442
FEP	275	80	220	25,703
FGR	644	55	354	41,359
FOP	24	30	7	817
PTO	36	5	2	234

TOTALS	3,037		2,641	308,557
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0812	CONCRETE C	0 100	0	0	2,786.00	SF	4.00	
3	0812	CONCRETE C	0 100	26	4	104.00	SF	4.00	
4	1242	WD DECK A	0 100	29	23	667.00	SF	10.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000140	C	SFR GOLF A	100		R1-G	0.00	0.00	1.00

REVIEW DATE	01/06/2023	BY	TWA
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2430 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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	60	2,100	
2	0812	CONCRETE C	0 100	0	0	2,786.00	SF	4.00	4.00	100	1986	1986	3	49.5	5,516	
3	0812	CONCRETE C	0 100	26	4	104.00	SF	4.00	4.00	100	1986	1986	3	49.5	206	
4	1242	WD DECK A	0 100	29	23	667.00	SF	10.00	10.00	100	1998	1998	3	20	1,334	

TOTAL OB/XF										9,156						
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
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

Total Acres: 0.00	Total Land Value: 300,000	Market: 0	Agricultural: 0	Common: 300,000
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE				308,557	
TOTAL MARKET OB/XF VALUE				9,156	
TOTAL LAND VALUE - MARKET				300,000	
TOTAL MARKET VALUE				617,713	
SOH/AGL Deduction				263,851	
ASSESSED VALUE				353,862	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				303,862	
TOTAL JUST VALUE				617,713	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				553,513	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120461	WTR HET	425	03/20/2012
20042260	REPAIR/RRF	6,000	12/03/2004
P0040625	REMODEL	3,000	03/30/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1963/1390	2/19/2015	WD	Q	I	02	340,500
GRANTOR: POOLE WESLEY R & DEBR						
GRANTEE: DOUGHER KENNETH R &						
0460/0320	7/01/1985	WD	U	V		36,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES						
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BUILDING DIMENSIONS						
FEP=[YR=2010] W25 BAS=[YR=1993] W33 S31 FGR=[YR=1993] S28 E23 N11 PTO=[YR=1993] E9 FOP=[YR=1993] E6 N4 W6 S4\$ N4 W9 S4\$ N17 W23 \$ E23 S13 E15 S4 E20 N37 W25 N11 \$ S11 E25 N11 \$.						