

LOT 42
IN OR 317 PG 235
SELVA VERDA 2 PB 4/77

FORD JERRY C III & CAROL M
2425 LOS ROBLES DR
FERNANDINA BEACH, FL 32034

2024

00-00-31-1686-0042-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	21	STONE 70
Exterior Wall	05	AVERAGE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	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	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	1,194	100	1,194	136,582
FGR	792	55	436	49,874
FOP	80	30	24	2,745
FUS	1,148	100	1,148	131,320
UOP	192	20	38	4,347

TOTALS	3,406		2,840	324,867
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	0	0	1,385.00	SF	4.00
2	0810	CONCRETE A	0	100	0	0	160.00	SF	6.50
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
4	0812	CONCRETE C	0	100	16	12	192.00	SF	4.00

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	05/12/2019	BY	KBA
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,840	106.9440	133.68	379,651	1984	1994	0	0	0 14.43	85.57
1 SNGL FAM - 100% - 0											
Heated Area: 2342											
HX Base Yr											

2425 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	0812	CONCRETE C	0	100	0	0	1,385.00	SF	4.00	4.00	100	1984	1984	3	44	2,438	
2	0810	CONCRETE A	0	100	0	0	160.00	SF	6.50	6.50	100	2013	2013	3	94	978	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	56	1,960	
4	0812	CONCRETE C	0	100	16	12	192.00	SF	4.00	4.00	100	1984	1984	3	44	338	

TOTAL OB/XF												5,714					
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
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

Total Acres: 0.00	Total Land Value: 300,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY												PAGE 1 of 1		2
VALUATION SUMMARY												STANDARD		
VALUATION BY												Tax Group: 2		
Tax Dist:												Tax Dist:		
BUILDING MARKET VALUE												324,867		
TOTAL MARKET OB/XF VALUE												5,714		
TOTAL LAND VALUE - MARKET												300,000		
TOTAL MARKET VALUE												630,581		
SOH/AGL Deduction												368,367		
ASSESSED VALUE												262,214		
TOTAL EXEMPTION VALUE												HX HB		
BASE TAXABLE VALUE												50,000		
TOTAL JUST VALUE												212,214		
NCON VALUE												630,581		
INCOME VALUE												0		
PREVIOUS YEAR MKT VALUE												566,420		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122406	WIN/FP	30,000	11/29/2012
20111460	ELEC OTHER	2,500	08/24/2011
20102172	REMODEL	40,000	12/21/2010
B021976	REPAIR/RRF	5,000	11/20/2002

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0317/0235	6/01/1980	WD	Q	V		20,000	
GRANTOR:							
GRANTEE:							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W32 UOP=[YR=2013] N12 W16 S12 E16\$ W16FGR=[YR=1993] W33 S24E33 N24\$ S13 E10 S15 E14 FOP=[YR=2013] S8 E10 N8 W10\$ E24 N28\$PTR= E10 FUS=[YR=1993] E22 N7 E26 S7 E6 S14 W6 S5 W5 N5 W16 S5 W5 N5 W6 S10 W16 N24\$ W10\$.									