LOT 44
IN OR 1428/1142
SELVA VERDA 2 PB 4/77

GILLETTE ASA R III & LESLIE W
2421 LOS ROBLES
FERNANDINA BEACH, FL 32034

2024

00-00-31-1686-0044-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
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		3 100
Bathrooms		2 100
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

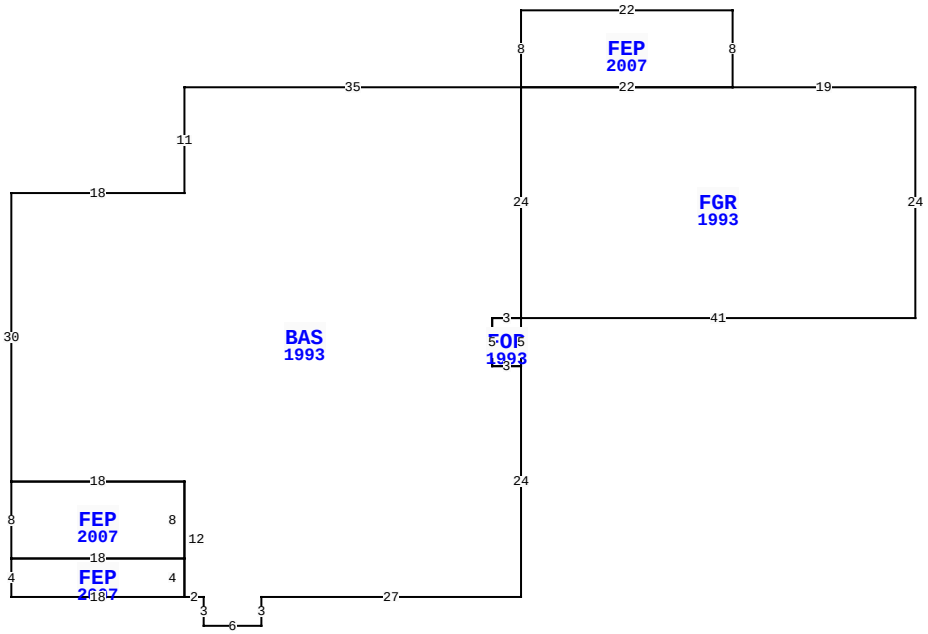
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1073.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,398	100	2,398	250,178
FEP	72	80	58	6,051
FEP	144	80	115	11,998
FEP	176	80	141	14,710
FGR	984	55	541	56,442
FOP	15	30	4	418
TOTALS	3,789		3,257	339,796

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,257	115.9200	144.90	471,939	1987	1987	0	0	0	28.00	72.00

1 SNGL FAM – 100% - 2007 Heated Area: 2398 HX Base Yr 2007



2421 LOS ROBLES, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/12/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		339,796
TOTAL MARKET OB/XF VALUE		11,449
TOTAL LAND VALUE - MARKET		360,000
TOTAL MARKET VALUE		711,245
SOH/AGL Deduction		286,860
ASSESSED VALUE		424,385
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		374,385
TOTAL JUST VALUE		711,245
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		636,958

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122489	PAT DRS	5,900	12/12/2012
20071650	ELEC OTHER	500	09/04/2007
20052863	XFOB	2,000	10/14/2005
BP3986	N/A	123,000	11/13/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1428/1142	7/17/2006	WD	Q	I		575,000
GRANTOR: WAGGONER CARMEN						
GRANTEE: GILLETTE ASA R III						
1334/1890	7/21/2005	TD	Q	I		430,000
GRANTOR: MISCHLEY WALTER A II						
GRANTEE: WAGGONER CARMEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W35 S11 W18 S30 FEP=[YR=2007] S8 FEP=[YR=2007] S4 E18 N4 W18$ E18 N8 W18$ E18 S12 E2 S3 E6 N3 E27 N24 FOP=[YR=1993] N5 W3 S5 E3$ W3 N5 E3 FGR=[YR=1993] E41 N24 W19 FEP=[YR=2007] N8W22 S8 E22$ W22 S24$ N24$.

EXTRA FEATURES

LN	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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1987	1987	3	62	1,240	
2	0812	CONCRETE C	0	100	0	0	2,289.00	SF	4.00	4.00	100	1987	1987	3	52	4,761	
3	1242	WD DECK A	0	100	8	6	48.00	SF	10.00	10.00	100	1987	1987	3	20	96	
4	1242	WD DECK A	0	100	29	12	348.00	SF	10.00	10.00	100	1987	1987	3	20	696	
5	1242	WD DECK A	0	100	24	12	288.00	SF	10.00	10.00	100	1987	1987	3	20	576	
6	0462	ST/AL FNC	0	100	0	0	600.00	SF	10.00	10.00	100	2012	2012	3	68	4,080	

LAND DESCRIPTION

TOTAL OB/XF 11,449

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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	1.20	300,000.00	360,000.00	360,000							

REVIEW DATE 08/20/2019 BY DJA Total Acres: 0.00 Total Land Value: 360,000 Market: 0 Agricultural: 0 Common: 360,000 PRINTED 08/06/2024 BY SYS