LOT 47
SELVA VERDA 2 PB 4/77

WEANT MAIR E & RICHARD W JR
2415 LOS ROBLES
FERNANDINA BEACH, FL 32034

2024

00-00-31-1686-0047-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 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
Occupancy	00	NONE 100
Quality	04	Quality Level 04

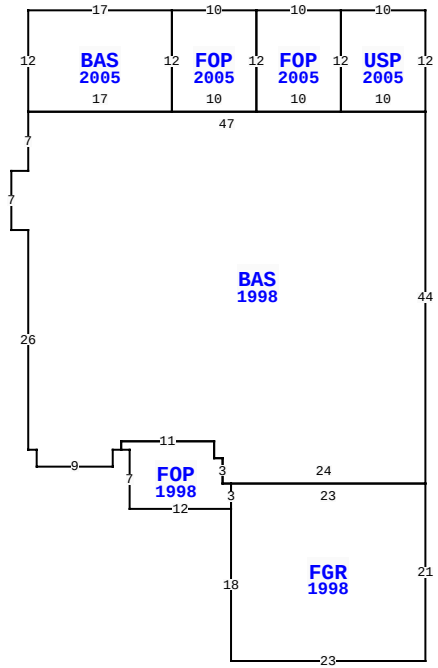
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1073.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,998	100	1,998	262,133
BAS	204	100	204	26,765
FGR	483	55	266	34,899
FOP	90	30	27	3,542
FOP	120	30	36	4,723
FOP	120	30	36	4,723
USP	120	30	36	4,723
TOTALS	3,135		2,603	341,507

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,603	119.9520	149.94	390,294	1998	1998	0	0	0	12.50	87.50

1 SNGL FAM – 100% - 2022 Heated Area: 2202 HX Base Yr 2022



2415 LOS ROBLES, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		341,507
TOTAL MARKET OB/XF VALUE		95,675
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		737,182
SOH/AGL Deduction		101,868
ASSESSED VALUE		635,314
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		585,314
TOTAL JUST VALUE		737,182
NCON VALUE		87,096
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		585,208

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222493	XFOB	2,200	09/15/2022
20222199	SWIM POOL	140,000	07/07/2022
20122066	SWITCH	1,300	10/08/2012
20121452	H/AC	6,000	07/19/2012
20110526	XFOB	2,150	04/11/2011
20052100	REMODEL	1,000	06/29/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2498/1601	9/22/2021	WD	Q	I	01	627,000
GRANTOR: JUNK RAYMOND B II & J						
GRANTEE: WEANT MAIR ELIZABET						
1253/0689	8/17/2004	WD	Q	I		280,000
GRANTOR: SOLDATOVIC ELENA						
GRANTEE: JUNK RAYMOND B II &						

BUILDING NOTES

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
3	0855	CONC PAVER	0	100	0	0	2,025.00	SF	10.00	10.00	100	2024	2023		100	20,250	
4	0861	POOL GUNIT	0	100	0	0	462.00	SF	85.00	85.00	100	2024	2023		100	39,270	
5	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2024	2023		100	2,000	
6	0855	CONC PAVER	0	100	0	0	948.00	SF	10.00	10.00	100	2024	2023		100	9,480	
7	0911	SCRN RM A	0	100	47	30	1,410.00	SF	17.50	17.50	100	2024	2023		100	24,675	

BUILDING DIMENSIONS

BAS=[YR=1998;ORIG=-47,12] S7 W2 S7 E2 S26 E1 S2 E9 N2 E1 N1 E11 S2 E1 S3 E24 N44 W47 $
FGR=[YR=1998;ORIG=-23,59] S18 E23 N21 W23 S3 $
BAS=[YR=2005;ORIG=-30,0] W17 S12 E17 N12 $
USP=[YR=2005;ORIG=0,0] W10 S12 E10 N12 $
FOP=[YR=2005;ORIG=-10,0] W10 S12 E10 N12 $
FOP=[YR=2005;ORIG=-20,0] W10 S12 E10 N12 $
FOP=[YR=1998;ORIG=-36,52] E1 S7 E12 N3 W1 N3 W1 N2 W11 S1 $
.

LAND DESCRIPTION

TOTAL OB/XF 95,675

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	1.00	300,000.00	300,000.00	300,000							

REVIEW DATE 01/31/2024 BY NWX Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/06/2024 BY SYS