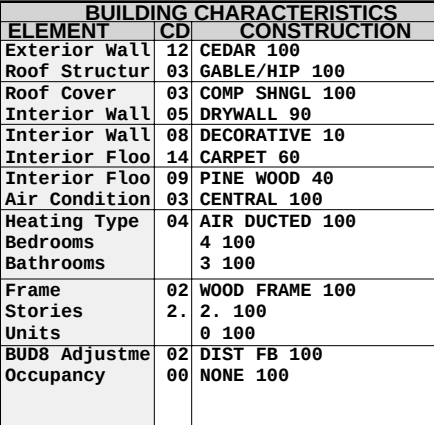
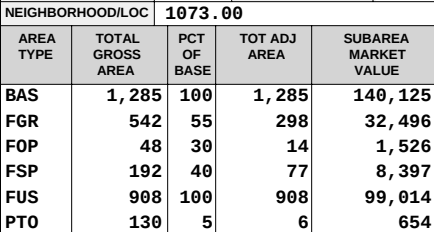


BURNS DAVID ALLEN REVOCABLE TRUST
2413 LOS ROBLES DR
FERNANDINA BEACH, FL 32034

00-00-31-1686-0048-0000



MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,588	107.0400	133.80	346,274	1986	1986	0	0	0	18.50	81.50
1 SNGL FAM - 100% - 2008					Heated Area: 2193			HX Base Yr 2008				



2413 LOS ROBLES, FERNANDINA BEACH

[illegible]

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
0	VALUATION BY		STANDARD
3	Tax Group: 2	Tax Dist:	
	BUILDING MARKET VALUE		282,213
	TOTAL MARKET OB/XF VALUE		5,752
	TOTAL LAND VALUE - MARKET		300,000
	TOTAL MARKET VALUE		587,965
	SOH/AGL Deduction		258,171
	ASSESSED VALUE		329,794
	TOTAL EXEMPTION VALUE	HX HB	50,000
	BASE TAXABLE VALUE		279,794
	TOTAL JUST VALUE		587,965
	NCON VALUE		0
	INCOME VALUE		
	PREVIOUS YEAR MKT VALUE		525,706

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2693/1909	2/05/2024	WD	U	I	11	100
GRANTOR: BURNS DAVID A						
GRANTEE: BURNS DAVID ALLEN R						
1543/1940	1/02/2008	WD	U	I	21	385,000
GRANTOR: CRAWFORD RICHARD & KI						
GRANTEE: BURNS DAVID A						

U	BUILDING NOTES

BUILDING DIMENSIONS
FUS=[YR=1993] W6 S9 E16 N15 W22 S20 W13 E6 S2 E7 S4 E20 N24 W20 S15W6N9E6\$PTR= W47 PTO=[YR=1993] W13 FSP=[YR=1993] N2 W16 S12 BAS=[YR=1993] W2 U4 L4 D4 L4 W2 S31 E13 FOP=[YR=1993] EBN6 N8 S6 W6 E8 S8 FGR=[YR=1993] S22 E24 N23 W14 S1 W10 \$ E10 N1 E10 N15 E2 N8 W2 N9 W29 \$ E16 N10 \$ S10 E13 N10 E \$47 \$.

REVIEW DATE	08/20/2019	BY	DJA	Total Acres: 0.00	Total Land Value: 300,000	Market: 0	Agricultural: 0	Common: 300,000	PRINTED 08/06/2024 BY SYS
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