

LOT 49
ESMT IN OR 442/310
SELVA VERDA 2 PB 4/77

VERLINDE GREGORY A & ELIZABETH
2411 LOS ROBLES
FERNANDINA BEACH, FL 32034

2024

00-00-31-1686-0049-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																
ELEMENT			CD	CONSTRUCTION			TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																
Exterior Wall			11	BD/BTN AVG 100			0500	01	2,915	106.5960	159.89	466,079	1986	2006	0	0	0	8.50	91.50	VALUATION BY					STANDARD											
Roof Structur			03	GABLE/HIP 100			1 SFR CUST - 100% - 2021										Heated Area: 2500					HX Base Yr					Tax Group: 2					Tax Dist:				
Roof Cover			03	COMP SHNGL 100																		BUILDING MARKET VALUE					426,462									
Interior Wall			05	DRYWALL 100																		TOTAL MARKET OB/XF VALUE					16,785									
Interior Floo			14	CARPET 60																		TOTAL LAND VALUE - MARKET					300,000									
Interior Floo			12	HARDWOOD 40																		TOTAL MARKET VALUE					743,247									
Air Condition			03	CENTRAL 100																		SOH/AGL Deduction					48,508									
Heating Type			04	AIR DUCTED 100																		ASSESSED VALUE					694,739									
Bedrooms				3 100																		TOTAL EXEMPTION VALUE					13									
Bathrooms				2.5 100																		BASE TAXABLE VALUE					0									
Frame			02	WOOD FRAME 100																		TOTAL JUST VALUE					743,247									
Stories			2.	2. 100																		NCON VALUE					0									
Units				0 100																		INCOME VALUE														
BUD8 Adjustme			02	DIST FB 100																		PREVIOUS YEAR MKT VALUE					674,504									
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		1,440	100	1,440	210,671																															
FGR		500	55	275	40,233																															
FOP		6	30	2	293																															
FSP		296	40	118	17,263																															
FUS		1,060	100	1,060	155,077																															
UOP		100	20	20	2,926																															
TOTALS		3,402		2,915	426,462																															
EXTRA FEATURES							2411 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	2,070.00	SF	4.00	4.00	100	1986	1986	3	49.5	4,099																				
2	0810	CONCRETE A	0	100	53	3	159.00	SF	6.50	6.50	100	1986	1986	3	49.5	512																				
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1986	1986	3	60	1,200																				
4	0861	POOL GUNIT	0	100	32	16	512.00	SF	85.00	85.00	100	1987	1987	3	20	8,704																				
5	0845	KOOL DECK	0	100	101	4	404.00	SF	7.25	7.25	100	1987	1987	3	52	1,523																				
6	0825	BRICK	0	100	24	3	72.00	SF	12.50	12.50	100	1987	1987	3	83	747																				
LAND DESCRIPTION							TOTAL OB/XF										16,785																			
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	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																			