

LOT 50
ESMT IN OR 442/300
SELVA VERDA 2 PB 4/77

HABLE THOMAS V
2409 LOS ROBLES DR
FERNANDINA BEACH, FL 32034

2024

00-00-31-1686-0050-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories		2. 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	1,267	100	1,267	139,858
FEP	264	80	211	23,291
FGR	690	55	380	41,946
FOP	65	30	20	2,208
FUS	844	100	844	93,165

TOTALS	3,130		2,722	300,468
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	790.00	SF	5.20
2	0810	CONCRETE A	0	100	0	0	59.00	SF	6.50
3	0845	KOOL DECK	0	100	97	6	582.00	SF	7.25
4	0861	POOL GUNIT	0	100	28	14	392.00	SF	85.00
5	0810	CONCRETE A	0	100	13	20	260.00	SF	6.50
6	0910	SCRN RM L	0	100	40	24	960.00	SF	15.00
7	0858	SCULP CONC	0	100	35	4	140.00	SF	13.00
8	0858	SCULP CONC	0	100	0	0	248.00	SF	13.00

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 08/20/2019 BY DJA

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	2,722	107.0400	133.80	364,204	1981	1981	0	0	0	17.50	82.50	
1 SNGL FAM - 100% - 0 Heated Area: 2111 HX Base Yr													
2409 LOS ROBLES, FERNANDINA BEACH													

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

TOTAL OB/XF													
18,699													
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
1	000140	C	SFR GOLF A	100		R1-G	0.00	0.00	1.00	LT		1.00	1.00

Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		300,468	
TOTAL MARKET OB/XF VALUE		18,699	
TOTAL LAND VALUE - MARKET		300,000	
TOTAL MARKET VALUE		619,167	
SOH/AGL Deduction		390,751	
ASSESSED VALUE		228,416	
TOTAL EXEMPTION VALUE		55,000	
BASE TAXABLE VALUE		173,416	
TOTAL JUST VALUE		619,167	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		555,298	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B969597	REPAIR/RRF	2,500	02/13/1996
4686	XF0B	3,800	02/11/1988

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2717/1034	3/28/2024	QC	U	I	11
GRANTOR: HABLE THOMAS V					
GRANTEE: HABLE THOMAS V					
2320/0466	11/18/2019	QC	U	I	11
GRANTOR: HABLE THOMAS V & JEAN					
GRANTEE: HABLEMABE ANNE M &					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W16 FEP=[YR=2008] N12 W22 S12 E22\$ W22 S4 FGR=[YR=1993] W23 S30 E23 N30\$ S29 E12 FOP=[YR=1993] S3 E13 N5 W13 S2\$ N2 E13 S5 E13 N36\$ PTR= N20 FUS=[YR=1993] N20 W13 N4 W16 S4 W10 S20 E39\$ S20 \$.									

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