

LOT 53
IN OR 2231/1285
SELVA VERDA 2 PB 4/77

RIGGS ROGER
2403 LOS ROBLES
FERNANDINA BEACH, FL 32034

2024

00-00-31-1686-0053-0000

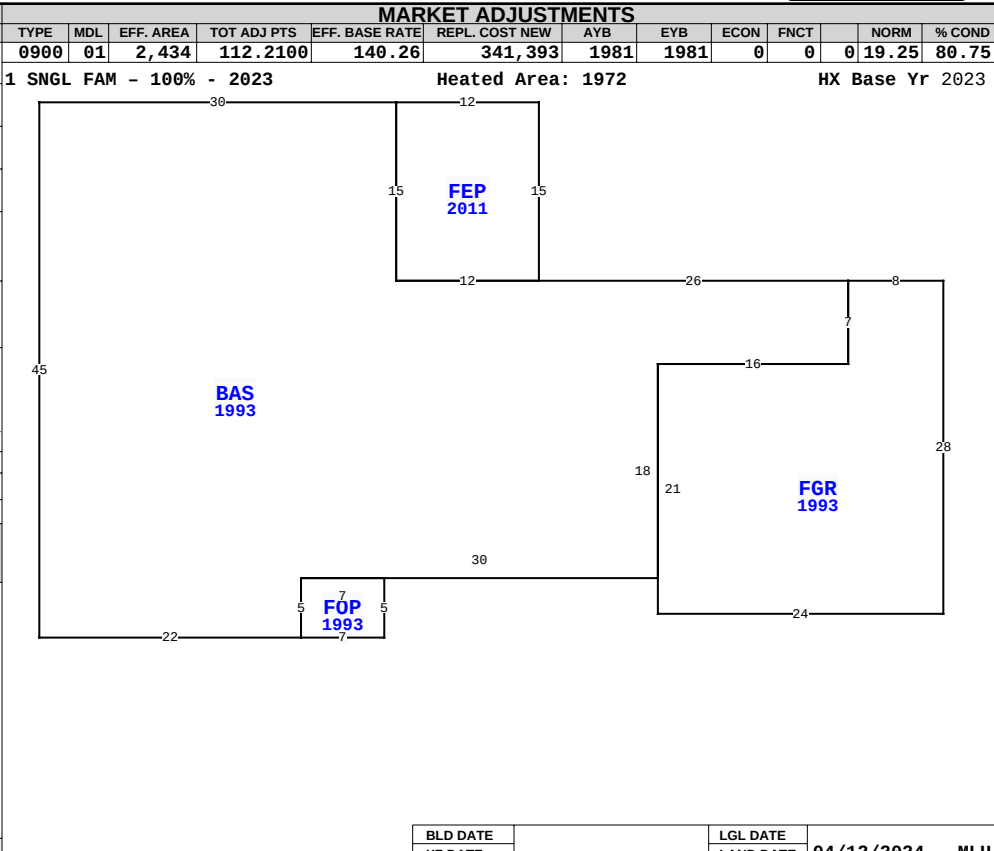


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	21	STONE 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	08	SHT VINYL 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,972	100	1,972	223,349
FEP	180	80	144	16,309
FGR	560	55	308	34,884
FOP	35	30	10	1,133
TOTALS	2,747		2,434	275,675

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	192.00	SF	4.00	4.00	269
2	0812	CONCRETE C	0	100	0	0	1,283.00	SF	4.00	4.00	1,796
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	1,715

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100		R1-G	0.00	0.00	1.00	LT	



2403 LOS ROBLES, FERNANDINA BEACH	BLD DATE	LGL DATE	04/12/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 2
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	275,675		
TOTAL MARKET OB/XF VALUE	3,780		
TOTAL LAND VALUE - MARKET	250,000		
TOTAL MARKET VALUE	529,455		
SOH/AGL Deduction	74,050		
ASSESSED VALUE	455,405		
TOTAL EXEMPTION VALUE	HX HB 50,000		
BASE TAXABLE VALUE	405,405		
TOTAL JUST VALUE	529,455		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	442,141		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2231/1285	9/28/2018	WD	Q	I	02	325,000
GRANTOR: BARRY LAND LLC						
GRANTEE: RIGGS ROGER						
0901/1032	9/30/1999	QC	U	I	07	100
GRANTOR: BARRY ARTHUR P JR						
GRANTEE: BARRY LAND LLC						

BUILDING NOTES											
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BUILDING DIMENSIONS											
FGR=[YR=1993] W8 BAS=[YR=1993] W26 FEP=[YR=2011] N15 W12 S15 E12\$W12N15 W30S45 E22 FOP=[YR=1993] E7 N5 W7 S5 \$ N5 E30 N18 E16 N7\$ S7 W16 S21 E24 N28\$.											