

LOT 55
IN OR 775/1430
SELVA VERDA SUB 3 PB 4/102

TERRY RONALD E & SANDRA G
3624 VIA DEL MAR
FERNANDINA BEACH, FL 32034

2024

00-00-31-1687-0055-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	20	FACE BRICK 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 60
Interior Floor	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1073.00
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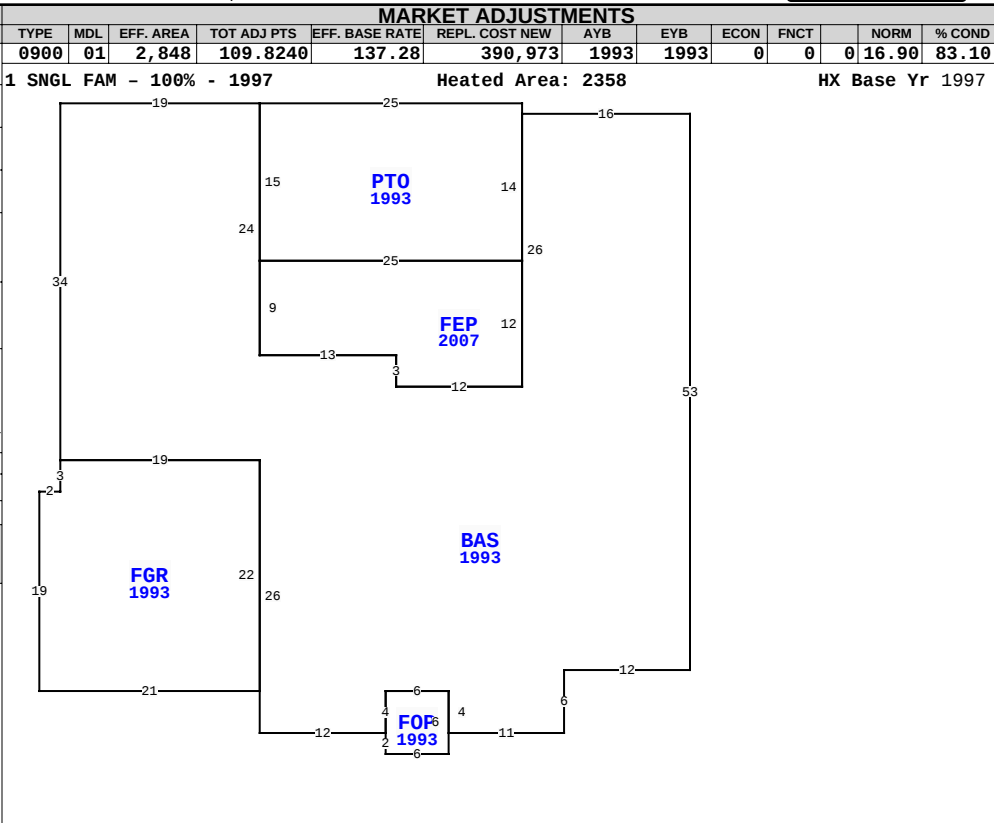
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,358	100	2,358	269,000
FEP	261	80	209	23,843
FGR	456	55	251	28,634
FOP	36	30	11	1,255
PTO	375	5	19	2,167

TOTALS	3,486		2,848	324,899
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
2	0812	CONCRETE C	0 100	0	0	1,579.00	SF	4.00	4.00
3	0810	CONCRETE A	0 100	0	0	172.00	SF	6.50	6.50

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

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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	74	2,590	
2	0812	CONCRETE C	0 100	0	0	1,579.00	SF	4.00	4.00	100	1993	1993	3	66	4,169	
3	0810	CONCRETE A	0 100	0	0	172.00	SF	6.50	6.50	100	1993	1993	3	66	738	

TOTAL OB/XF										7,497						
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
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

Total Acres:	0.00	Total Land Value:	300,000	Market:	0	Agricultural:	0	Common:	300,000
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE				324,899	
TOTAL MARKET OB/XF VALUE				7,497	
TOTAL LAND VALUE - MARKET				300,000	
TOTAL MARKET VALUE				632,396	
SOH/AGL Deduction				386,541	
ASSESSED VALUE				245,855	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				195,855	
TOTAL JUST VALUE				632,396	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				568,496	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110837	H/AC	3,500	05/31/2011
7787	NEW CONSTR	94,585	07/07/1993

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0775/1430	10/31/1996	WD	Q	I		217,500	
GRANTOR: HILL MAHLON H & VERA							
GRANTEE: TERRY RONALD E & SA							
0693/0604	11/19/1993	WD	U	I	07	100	
GRANTOR: ATLANTIC BUILDERS INC							
GRANTEE: HILL MAHLON & VERA							

BUILDING NOTES							
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BUILDING DIMENSIONS							
BAS=[YR=1993] W16 PTO=[YR=1993] N1 W25 S15 FEP=[YR=2007] S9 E13 S3 E12 N12 W25\$ E25 N14\$ S26 W12 N3 W13 N24 W19 S34 FGR=[YR=1993] S3 W2 S19 E21 N22 W19\$ E19S26 E12 FOP=[YR=1993] S2 E6 N6 W6 S4\$ N4E6 S4 E11 N6 E12 N53\$.							