

LOT 57
IN OR 665/955
SELVA VERDA SUB #3 PB 4/102

WILSON MICHAEL P & PEGGY P
3620 VIA DEL MAR
FERNANDINA BEACH, FL 32034

2024

00-00-31-1687-0057-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	05	AVERAGE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 60
Interior Floor	14	CARPET 40
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	2. 100
Units	0	100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
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	1,745	100	1,745	201,131
FGR	624	55	343	39,535
FOP	24	30	7	807
FUS	589	100	589	67,889
PTO	49	5	2	231

TOTALS	3,031		2,686	309,592
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
2	0812	CONCRETE C	0	100	0	0	2,400.00	SF	4.00
3	0810	CONCRETE A	0	100	0	0	94.00	SF	6.50
4	0855	CONC PAVER	0	100	0	0	1,893.00	SF	10.00
5	0855	CONC PAVER	0	100	9	4	36.00	SF	10.00
6	0462	ST/AL FNC	0	100	134	0	536.00	SF	10.00
7	0861	POOL GUNIT	0	100	0	0	458.00	SF	85.00
8	0855	CONC PAVER	0	100	0	0	821.00	SF	10.00

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	0006	R1-G	0.00	0.00	1.00

REVIEW DATE	08/20/2019	BY	DJA
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,686	113.6016	142.00	381,412	1997	1997	0	0	0 18.83	81.17
1 SNGL FAM - 100% - 1998 Heated Area: 2334 HX Base Yr 1998											

3620 VIA DEL MAR, 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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1997	1997	3	80	1,600	
2	0812	CONCRETE C	0	100	0	0	2,400.00	SF	4.00	4.00	100	1997	1997	3	73	7,008	
3	0810	CONCRETE A	0	100	0	0	94.00	SF	6.50	6.50	100	1997	1997	3	73	446	
4	0855	CONC PAVER	0	100	0	0	1,893.00	SF	10.00	10.00	100	2009	2009	3	90	17,037	
5	0855	CONC PAVER	0	100	9	4	36.00	SF	10.00	10.00	100	2009	2009	3	90	324	
6	0462	ST/AL FNC	0	100	134	0	536.00	SF	10.00	10.00	100	2010	2010	3	60	3,216	
7	0861	POOL GUNIT	0	100	0	0	458.00	SF	85.00	85.00	100	2010	2010	3	60	23,358	
8	0855	CONC PAVER	0	100	0	0	821.00	SF	10.00	10.00	100	2010	2010	3	91	7,471	

TOTAL OB/XF									
60,460									
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	0006	R1-G	0.00	0.00	1.00

Market:	0	Agricultural:	0	Common:	300,000
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NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		309,592	
TOTAL MARKET OB/XF VALUE		60,460	
TOTAL LAND VALUE - MARKET		300,000	
TOTAL MARKET VALUE		670,052	
SOH/AGL Deduction		345,806	
ASSESSED VALUE		324,246	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		274,246	
TOTAL JUST VALUE		670,052	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		609,487	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20091495	XFOB	3,600	11/02/2009
20081560	H/AC	4,500	10/13/2008
B9610067	NEW CONSTR	131,000	10/01/1996

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0665/0955	8/24/1992	WD	Q	V	
GRANTOR: CITY FDNA BEACH					
GRANTEE: WILSON MICHAEL & P					
0634/0762	8/26/1991	WD	U	V	09
GRANTOR: US #1 FARM CENTER					
GRANTEE: CITY FDNA BEACH					

BUILDING NOTES					

BUILDING DIMENSIONS					
FGR=[YR=1997] W26 BAS=[YR=1997] W5 N17 W10 PTO=[YR=1997] N7 W7 S7 E7 \$ W28 S13 W12 S17 E7 S8 E20 N7 FOP=[YR=1997] E6 N4 W6 S4 \$ N4 E6 S4 E4 S10 E14 N2 E4 N22 \$ S24 E26 N24 \$ PTR=E15 FUS=[YR=1997] E13 S18 E6 S13 W5 S1 W1 S10 W13 N11 E4 N9 W4 N22 \$ W15 \$.					