LOT 65
SELVA VERDA 3 PB 4/102

**DRAGONETTE JASON P & LISA C**
3604 VIA DEL MAR RD
FERNANDINA BEACH, FL 32034

**2024**

**00-00-31-1687-0065-0000**

## BUILDING CHARACTERISTICS

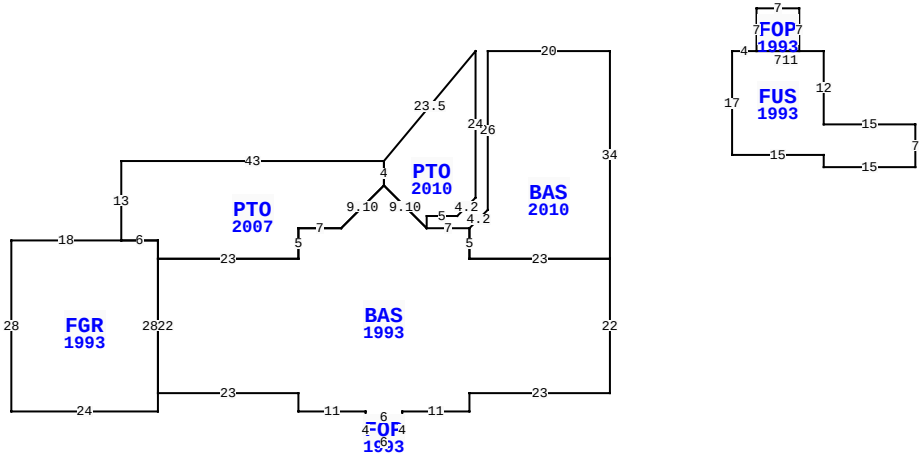
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 12 | CEDAR 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 15 | HARDTILE 80 |
| Interior Floo | 14 | CARPET 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 4 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1.5 | 1.5 100 |
| 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 | 1,907 | 100 | 1,907 | 190,789 |
| BAS | 700 | 100 | 700 | 70,033 |
| FGR | 672 | 55 | 370 | 37,017 |
| FOP | 24 | 30 | 7 | 700 |
| FOP | 49 | 30 | 15 | 1,501 |
| FUS | 360 | 100 | 360 | 36,017 |
| PTO | 576 | 5 | 29 | 2,901 |
| PTO | 255 | 5 | 13 | 1,301 |
| TOTALS | 4,543 | | 3,401 | 340,258 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | AP | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 3,401 | 113.5280 | 141.91 | 482,636 | 1984 | 1984 | 0 | 0 | 10 | 19.50 | 70.50 |

1 SNGL FAM – 100% - 2021 Heated Area: 2967 HX Base Yr 2021




| BLD DATE | 03/12/2008 DJ | LGL DATE | |
|---|---|---|---|
| XF DATE | | LAND DATE | 04/12/2024 MLU |
| INC DATE | | AG DATE | |

3604 VIA DEL MAR, FERNANDINA BEACH

## EXTRA FEATURES

| LN | 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 | 0810 | CONCRETE A | 0 | 100 | 10 | 10 | 100.00 | SF | 6.50 | 6.50 | 100 | 1990 | 1990 | 3 | 59.5 | 387 | |
| 2 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 1,753.00 | SF | 10.00 | 10.00 | 100 | 2007 | 2007 | 3 | 88 | 15,426 | |
| 3 | 0462 | ST/AL FNC | 0 | 100 | 230 | 0 | 920.00 | SF | 10.00 | 10.00 | 100 | 2007 | 2007 | 3 | 48 | 4,416 | |
| 4 | 0463 | FENCE GATE | 0 | 100 | 0 | 0 | 3.00 | UT | 300.00 | 300.00 | 100 | 2007 | 2007 | 3 | 72 | 648 | |
| 5 | 1126 | CB/STC 8" | 0 | 100 | 0 | 0 | 536.00 | SF | 8.00 | 8.00 | 100 | 1997 | 1997 | 3 | 73 | 3,130 | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 340,258 |
| TOTAL MARKET OB/XF VALUE | | 24,007 |
| TOTAL LAND VALUE - MARKET | | 300,000 |
| TOTAL MARKET VALUE | | 664,265 |
| SOH/AGL Deduction | | 152,571 |
| ASSESSED VALUE | | 511,694 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 461,694 |
| TOTAL JUST VALUE | | 664,265 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 600,198 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20091315 | OTHER | 3,200 | 09/29/2009 |
| 20091250 | ADDITION | 45,000 | 09/17/2009 |
| 20062555 | REPAIR/RRF | 9,600 | 11/16/2006 |
| 7511 | ADDITION | 23,263 | 01/28/1993 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2346/1427 | 3/12/2020 | WD | Q | I | 01 | 490,000 |
| GRANTOR: BAKER DAVID W | | | | | | |
| GRANTEE: DRAGONETTE JASON P | | | | | | |
| 1495/0167 | 4/26/2007 | WD | Q | I | | 512,000 |
| GRANTOR: GILLESPIE RONALD D & | | | | | | |
| GRANTEE: BAKER DAVID W & CAR | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2010] W20 S26 D3 L3 BAS=[YR=1993] W7 PTO=[YR=2010] N2 E5 U3 R3 N24 D18 L15 PTO=[YR=2007] W43 S13 FGR=[YR=1993] W18 S28 E24 N28 W6$E6 S3 E23 N5 E7 U7 R7 N4$ S4 D7 R7 $ U7 L7 D7 L7 W7 S5 W23 S22 E23 S3 E11 S1FOP=[YR=1993] S4 E6 N4 W6$ E6 N1 E11N3 E23 N22 W23 N5 $ S5 E23 N34$ PTR= E20 FUS=[YR=1993] E4FOP=[YR=1993] N7 E7 S7 W7$ E11 S12 E15 S7 W15 N2 W15 N17$ W20$.

## LAND DESCRIPTION

TOTAL OB/XF 24,007

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH 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 | 0006 | R1-G | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 300,000.00 | 300,000.00 | 300,000 | | | | | | | |

REVIEW DATE 08/20/2019 BY DJA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/06/2024 BY SYS