

LOT 66
IN OR 1517/1676
SELVA VERDA #3 PB 4/102

MCPHAIL RAYMOND & ARLENE
3602 VIA DEL MAR
FERNANDINA BEACH, FL 32034

2024

00-00-31-1687-0066-0000

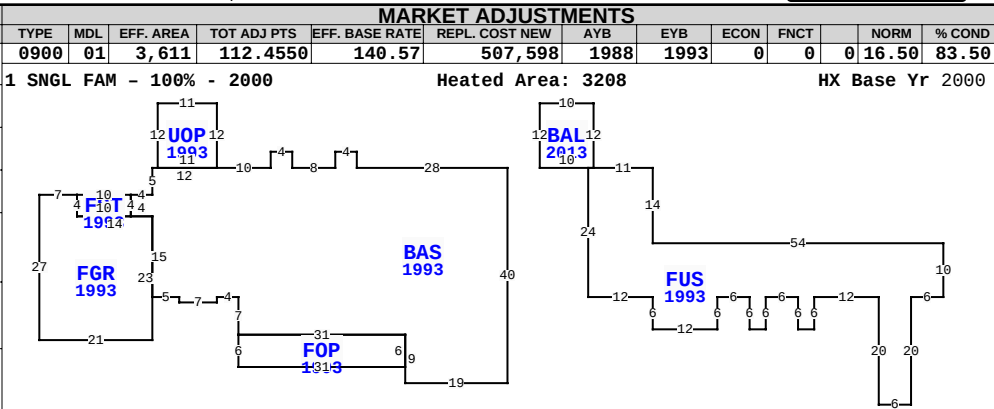


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	11 BD/BTN AVG 80
Exterior Wall	20 FACE BRICK 20
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 70
Interior Floor	12 HARDWOOD 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	5 100
Bathrooms	4.5 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100
BUD8 Adjustme	02 DIST FB 100
Occupancy	00 NONE 100
Quality	04 Quality Level 04
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
BAL	120	15	18	2,113
BAS	2,152	100	2,152	252,593
FGR	511	55	281	32,983
FOP	186	30	56	6,573
FST	40	55	22	2,583
FUS	1,056	100	1,056	123,949
UOP	132	20	26	3,052
TOTALS	4,197		3,611	423,844

EXTRA FEATURES	
L N	OB/XF CODE
1	0525
2	0812
3	0811
4	0810
5	0825
6	0504
7	0855
8	0462
9	0463
10	1126

LAND DESCRIPTION	
L N	USE CODE
1	000140



TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,611	112.4550	140.57	507,598	1988	1993	0	0	16.50	83.50
3602 VIA DEL MAR, FERNANDINA BEACH											
BLD DATE						LGL DATE		04/12/2024			
XF DATE						LAND DATE		MLU			
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	0525	GAZEBO	0 100	0	0	1.00	UT	5,000.00	5,000.00	100	1988	1988	3	20	1,000	
2	0812	CONCRETE C	0 100	0	0	1,424.00	SF	4.00	4.00	100	1988	1988	3	54.5	3,104	
3	0811	CONCRETE B	0 100	0	0	691.00	SF	5.20	5.20	100	1989	1989	3	57	2,048	
4	0810	CONCRETE A	0 100	0	0	824.00	SF	6.50	6.50	100	1989	1989	3	57	3,053	
5	0825	BRICK	0 100	0	0	38.00	SF	12.50	12.50	100	1989	1989	3	85	404	
6	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1988	1988	3	64	1,280	
7	0855	CONC PAVER	0 100	0	0	113.00	SF	10.00	10.00	100	1989	1989	3	57	644	
8	0462	ST/AL FNC	0 100	114	4	456.00	SF	10.00	10.00	100	1989	1989	3	20	912	
9	0463	FENCE GATE	0 100	0	0	1.00	UT	300.00	300.00	100	1989	1989	3	26	78	
10	1126	CB/STC 8"	0 100	0	0	1,657.00	SF	8.00	8.00	100	1989	1989	3	57	7,556	

LAND DESCRIPTION	
L N	USE CODE
1	000140

NASSAU COUNTY PROPERTY	
VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	423,844
TOTAL MARKET OB/XF VALUE	20,079
TOTAL LAND VALUE - MARKET	300,000
TOTAL MARKET VALUE	743,923
SOH/AGL Deduction	396,430
ASSESSED VALUE	347,493
TOTAL EXEMPTION VALUE	100,000
BASE TAXABLE VALUE	247,493
TOTAL JUST VALUE	743,923
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	676,153

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B991164	REPAIR/RRF	2,000	09/02/1999
B990811	XFOB	2,500	07/12/1999
4754	NEW CONSTR	164,000	03/18/1988

SALES DATA	
OFF RECORD Number	DATE
1517/1676	8/07/2007
GRANTOR: MCPHAIL RAYMOND & ARL	
GRANTEE: BETZ STEVEN	
1515/0729	7/27/2007
GRANTOR: BETZ STEVE	
GRANTEE: MCPHAIL RAYMOND & A	

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=1993] W28 N3 W4 S3 W8 N3 W4 S3 W10 UOP=[YR=1993] N12 W11 S12 E11 \$ W12 S5 W4 FST=[YR=1993] W10 FGR=[YR=1993] W7 S27 E21 N23 W14 N4\$ S4 E10 N4\$ S4 E4 S15 E5 S1 E7 N1 E4 S7 FOP=[YR=1993] S6 E31 N6 W31 \$ E31 S9 E19 N40\$ PTR=E15 FUS=[YR=1993] E1 BAL=[YR=2013] N12 W10 S12 E10\$ E11 S14 E54 S10 W6S20 W6 N20 W12 S6 W3 N6 W6 S6 W3 N6 W6 S6 W12 N6 W12 N24 \$ W15 \$.	