

LOT 2  
IN OR 1605/1686  
SELVA VERDA SUB PB 4/49

MCEACHERN KIRK/HOCKETT PHYLLIS D  
2613 VIA DEL REY  
FERNANDINA BEACH, FL 32034

2025

00-00-31-1685-0002-0000

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 70
Interior Floo	08 SHT VINYL 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	02 DIST FB 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	2,547	99.8400	131.79	335,669	1979	1979	0	0	0	18.50	81.50	
1 SNGL FAM - 100% - 2010 Heated Area: 2065 HX Base Yr 2010													

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,065	100	1993	2,065	221,799
FGR	604	55	1993	332	35,660
FOP	48	30	1993	14	1,504
FSP	300	40	1993	120	12,889
PTO	320	5	2007	16	1,719
<b>TOTALS</b>	<b>3,337</b>			<b>2,547</b>	<b>273,570</b>

QUALITY	
DOR CODE	MAP NUM
03 Quality Level 03	01
0100 SINGLE FAMILY	
NEIGHBORHOOD/LOC	1073.00

2613 VIA DEL REY, FERNANDINA BEACH

EXTRA FEATURES																
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	0810	CONCRETE A	0	100	0	252.00	UT	6.50	6.50	100	1980	1980	3	30	491	
2	0812	CONCRETE C	0	100	0	1,332.00	SF	4.00	4.00	100	1980	1980	3	30	1,598	
3	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	44	1,540	

TOTAL OB/XF															
														3,629	

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000140	C	RES GOLF	100		R1-G	0.00	0.00	1.00	LT		1.00	1.00	1.00	350,000.00	350,000.00	350,000							

NASSAU COUNTY PROPERTY																							
VALUATION BY												VALUATION SUMMARY											
Tax Group: 2												STANDARD											
BUILDING MARKET VALUE												273,570											
TOTAL MARKET OB/XF VALUE												3,629											
TOTAL LAND VALUE - MARKET												350,000											
TOTAL MARKET VALUE												627,199											
SOH/AGL Deduction												306,282											
ASSESSED VALUE												320,917											
TOTAL EXEMPTION VALUE												50,722											
BASE TAXABLE VALUE												270,195											
TOTAL JUST VALUE												627,199											
NCON VALUE												0											
INCOME VALUE																							
PREVIOUS YEAR MKT VALUE												563,747											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101614	REMODEL	500	09/17/2010
20101257	H/AC	400	08/02/2010
20100882	OTHER	2,700	05/28/2010
20100773	ELEC OTHER	500	05/10/2010
20100738	OTHER	1,875	05/05/2010
20052829	H/AC	0	10/11/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1605/1686	2/17/2009	WD	Q	I	01	329,500

GRANTOR: EVANS CAROLINE A						
GRANTEE: MCEACHERN KIRK & PH						
0473/0382	11/01/1985	WD	U	I		115,000

BUILDING NOTES						
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BUILDING DIMENSIONS						
FSP=[YR=1993] W25 PTO=[YR=2007] N10 W20 S16 BAS=[YR=1993] W18 S43 E29 N7 FOP=[YR=1993] E12 N4 W12 S4\$ N4 E12 FGR=[YR=1993] S22 E22 N30 W15 S8 W7 \$ E7 N8 E15 N18 W25 N6 W20\$ E20 N6\$ S12 E25 N12\$.						