

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK 90	
Exterior Wall	10	ABOVE AVG 10	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 90	
Interior Floor	11	CLAY TILE 10	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2.5 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
BUD8 Adjustme	02	DIST FB 100	
Quality	05	Quality Level 05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC		1073.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,320	100	1993
BAS	555	100	2017
BAS	365	100	2025
FGR	601	55	1993
FOP	18	30	1993
PTO	448	5	2017
TOTALS	4,307		

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
1	SNGL FAM	- 100%	- 2017																				
Heated Area: 3240						HX Base Yr 2017																	
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>05/08/2025</td> <td></td> <td></td> </tr> </tbody> </table>												BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				05/08/2025		
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			05/08/2025																				

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			542,662
TOTAL MARKET OB/XF VALUE			17,818
TOTAL LAND VALUE - MARKET			350,000
TOTAL MARKET VALUE			910,480
SOH/AGL Deduction			456,194
ASSESSED VALUE			454,286
TOTAL EXEMPTION VALUE	WX HX HB		55,722
BASE TAXABLE VALUE			398,564
TOTAL JUST VALUE			910,480
NCON VALUE			22,460
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			814,707

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20161672	ADD601SF	150,000	06/16/2016
20042247	REPAIR/RRF	7,000	12/02/2004
P033815	REMODEL	3,000	09/12/2003
2024-0300	FLA ROOM	25,000	

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2524/0944	12/13/2021	WD	U	I	11	100
GRANTOR: LALLI RONALD P TRUST						
GRANTEE: LINDA L LALLI TRUST						
2069/1804	8/29/2016	WD	U	I	11	100
GRANTOR: LALLI RONALD & LINDA						
GRANTEE: LALLI RONALD P TRUS						

EXTRA FEATURES		2609 VIA DEL REY, FERNANDINA BEACH	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0855	CONC PAVER	0 100
2	0855	CONC PAVER	0 100
3	0504	FP-ELECTRI	0 100

BUILDING NOTES	
BAS=[YR=1993;ORIG=-88,8] S35 E33 E6 S3 E27 N3 N22 E9 N9 W47 N4 W28 \$	
FGR=[YR=1993;ORIG=-22,43] E22 N31 W13 S9 W9 S22 \$	
BAS=[YR=2017;ORIG=0,0] W25 N3 W16 W1 S15 E42 N12 \$	
PTO=[YR=2017;ORIG=-60,-8] W28 S16 E28 N16 \$	
BAS=[YR=2025;ORIG=-41,-3] N5 W19 S20 E18 N15 E1 \$	
FOP=[YR=1993;ORIG=-55,43] S3 E6 N3 W6 \$	

BUILDING DIMENSIONS	
BAS=[YR=1993;ORIG=-88,8] S35 E33 E6 S3 E27 N3 N22 E9 N9 W47 N4 W28 \$	
FGR=[YR=1993;ORIG=-22,43] E22 N31 W13 S9 W9 S22 \$	
BAS=[YR=2017;ORIG=0,0] W25 N3 W16 W1 S15 E42 N12 \$	
PTO=[YR=2017;ORIG=-60,-8] W28 S16 E28 N16 \$	
BAS=[YR=2025;ORIG=-41,-3] N5 W19 S20 E18 N15 E1 \$	
FOP=[YR=1993;ORIG=-55,43] S3 E6 N3 W6 \$	

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	0855	CONC PAVER	0 100	0	0	144.00	UT	10.00	10.00	100	2017	2017	3	96	1,382	
2	0855	CONC PAVER	0 100	0	0	1,510.00	SF	10.00	10.00	100	2017	2017	3	96	14,496	
3	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2017	2017	3	97	1,940	

LAND DESCRIPTION		TOTAL OB/XF														17,818								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	DPH 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							