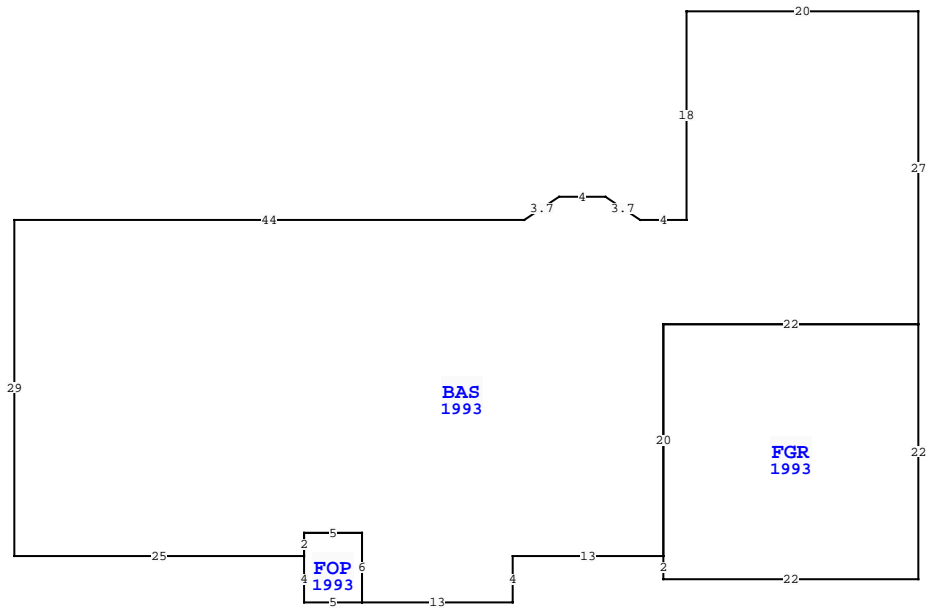


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	18	CEMENT BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LVT/LAMMT	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
BUD8 Adjustme	02	DIST FB	100
Occupancy	00	NONE	100
Quality	06	Quality Level	06
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC		1073.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,238	100	1993
FGR	484	55	1993
FOP	30	30	1993
TOTALS	2,752		

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%	- 2025									
				Heated Area: 2238				HX Base Yr 2025				



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			345,346
TOTAL MARKET OB/XF VALUE			11,180
TOTAL LAND VALUE - MARKET			350,000
TOTAL MARKET VALUE			706,526
SOH/AGL Deduction			0
ASSESSED VALUE			706,526
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			655,804
TOTAL JUST VALUE			706,526
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			553,332

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20071821	H/AC	3,000	09/25/2007
B021992	REPAIR/RRF	5,000	11/20/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2721/1481	6/27/2024	WD Q	Q	I	02	896,500
GRANTOR: MEADOWS NANCY M & MIC						
GRANTEE: VLACH BERNARD ROBER						
1439/0611	8/24/2006	WD Q	Q	I		465,000
GRANTOR: TUCCARONE ANGELO A &						
GRANTEE: MEADOWS NANCY M & M						

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	0812	CONCRETE C	0	100	75	3		4.00	4.00	100	1984	1984	3	41	369	
2	0812	CONCRETE C	0	100	0	0		4.00	4.00	100	1984	1984	3	41	1,532	
3	0500	FP-PRE FAB	0	100	0	0		3,500.00	3,500.00	100	1984	1984	3	54	1,890	
4	0858	SCULP CONC	0	100	0	0		13.00	13.00	100	2005	2005	3	96	7,188	
5	0940	SHEDS/PORT	0	100	10	5		20.10	20.10	100	2002	2002	3	20	201	

2601 VIA DEL REY, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025
INC DATE		AG DATE	MLU

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=1993] W20 S18 W4 U2 L3 W4 L3 D2 W44 S29 E25			
FOP=[YR=1993] S4 E5 N6 W5 S2\$ N2 E5 S6 E13 N4 E13			
FGR=[YR=1993] S2 E22 N22 W22 S20 \$ N20 E22 N27\$.			

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