LOT 7
IN OR 2149/533
SELVA VERDA SUB PB 4/49

BROUGHTON DEBORAH M & DAVID B
2513 VIA DEL REY ROAD
FERNANDINA BEACH, FL 32034

2025

00-00-31-1685-0007-0000

BUILDING CHARACTERISTICS

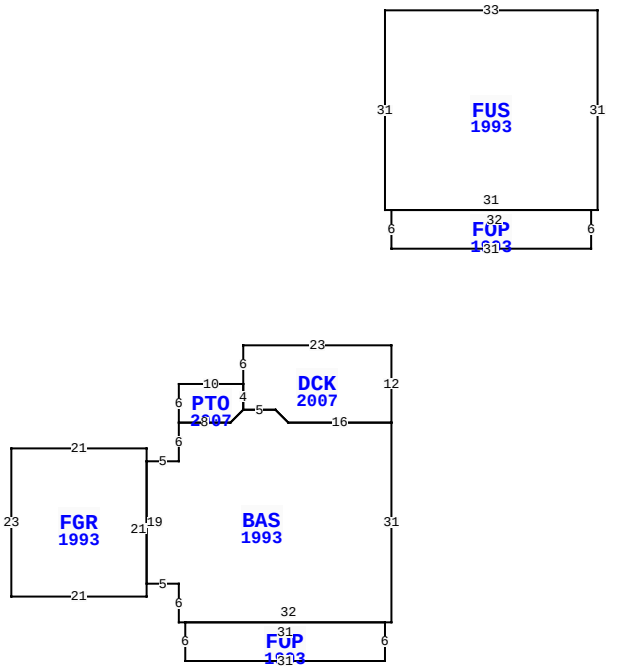
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,132	100	1993	1,132	138,571
DCK	264	10	2007	26	3,182
FGR	483	55	1993	266	32,562
FOP	186	30	1993	56	6,855
FOP	186	30	1993	56	6,855
FUS	1,023	100	1993	1,023	125,229
PTO	58	5	2007	3	367
TOTALS	3,332			2,562	313,622

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,562	118.1376	155.94	399,518	1981	1981	0	0	0	21.50	78.50

1 SNGL FAM – 100% - 2018 Heated Area: 2155 HX Base Yr 2018



2513 VIA DEL REY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		313,622
TOTAL MARKET OB/XF VALUE		7,079
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		670,701
SOH/AGL Deduction		296,681
ASSESSED VALUE		374,020
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		323,298
TOTAL JUST VALUE		670,701
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		606,380

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20051484	REPAIR/RRF	4,000	03/30/2005
BP4315	N/A	1,500	05/29/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2149/0533	9/27/2017	WD	Q	I	01	410,000
GRANTOR: SIMSIC JARED M & AUDR						
GRANTEE: BROUGHTON DEBORAH M						
1920/1579	6/02/2014	WD	Q	I	01	390,000
GRANTOR: GARVEY JOHN F & HELEN						
GRANTEE: SIMSIC JARED M & AU						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2007] W23 S6 PTO=[YR=2007] W10 S6 BAS=[YR=1993] S6 W5 FGR=[YR=1993] N2 W21 S23 E21 N21 $ S19 E5 S6 E1 FOP=[YR=1993] S6 E31 N6 W31 $ E32 N31 W16 L2 U2 W5 D2 L2 W8$ E8 R2 U2 N4$ S4 E5 D2 R2 E16 N12$ PTR=N15 FOP=[YR=1993] N6 FUS=[YR=1993] W1 N31 E33 S31 W32$ E31 S6 W31$ S15$.

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	0	0	180.00	SF	6.50	6.50	100	1981	1981	3	32.5	380	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	1,750.00	1,750.00	100	1981	1981	3	46.5	814	
3	0812	CONCRETE C	0	100	0	0	2,608.00	SF	4.00	4.00	100	1981	1981	3	32.5	3,390	
4	1242	WD DECK A	0	100	0	0	140.00	SF	10.00	10.00	100	2007	2007	3	27	378	
5	0855	CONC PAVER	0	100	0	0	239.00	SF	7.00	7.00	100	2014	2014	3	94	1,573	
6	0476	VF 6 SBPL	0	100	0	0	20.00	LF	32.00	32.00	100	2014	2014	3	85	544	

LAND DESCRIPTION

TOTAL OB/XF 7,079

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	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							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 07/30/2025 BY SYS