

STRIDER CHRISTOPHER ERIC & CHRISTINA W
2509 VIA REY RD
FERNANDINA BEACH, FL 32034-5268

00-00-31-1685-0008-0000



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall12CEDAR 100

Roof Structure03GABLE/HIP 100

Roof Cover05COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floor14CARPET 70

Interior Floor11CLAY TILE 30

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3 100

Bathrooms2.5 100

Frame02WOOD FRAME 100

Stories2.

Units2. 100

BUD8 Adjustme02DIST FB 100

Occupancy00NONE 100

Quality03Quality Level 03

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA01

NEIGHBORHOOD/LOC1073.00

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS1,54410019931,544186,589

DCK420101994425,075

FGR43855199324129,125

FOP163019935604

FUS9501001993950114,806

TOTALS3,3682,782336,199

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCT% COND

0900012,782110.3040145.60405,059198419900017.0083.00

VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE336,199

TOTAL MARKET OB/XF VALUE15,218

TOTAL LAND VALUE - MARKET350,000

TOTAL MARKET VALUE701,417

SOH/AGL Deduction338,144

ASSESSED VALUE363,273

TOTAL EXEMPTION VALUEHX HB50,722

BASE TAXABLE VALUE312,551

TOTAL JUST VALUE701,417

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE635,767

SALES DATA

OFF RECORD NumberDATETYPEINSTQ / V / I RSN CD SALE PRICE

0690/096010/15/1993WDUII07100

GRANTOR: ELDER HOLLIS & S M

GRANTEE: STRIDER CHRISTOPHER

0687/03828/25/1993WDQII135,000

GRANTOR: ELDER HOLLIS & S M

GRANTEE: STRIDER CHRIS & C W

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

05/08/2025MLU

EXTRA FEATURES

2509 VIA DEL REY, FERNANDINA BEACH

L NOB/XF CODEDESCRIPTIONBLDCAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ % CONDOB/XF MKT VALUENOTES

10811CONCRETE B01004016640.00SF5.205.20100198419843411,364

20811CONCRETE B010022488.00SF5.205.2010019841984341188

30500FP-PRE FAB0100001.00UT3,500.003,500.00100198419843541,890

40845KOOL DECK0100983294.00SF7.257.25100198819883521,108

50861POOL GUNIT01003014420.00SF85.0085.00100198819883207,140

60810CONCRETE A010000108.00SF6.506.5010019841984341288

70910SCRN RM L010040271,080.00SF15.0015.00100198819883203,240

LAND DESCRIPTION

TOTAL OB/XF15,218

L NUSE CODECLS LAND USE DESCRIPTIONCAPR DLOC ZONEFRONTDEPTHTOT LND UTSLTUNIT TYPED TDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYR CONSRV

1000140CRES GOLFTOT ACRES: 0.00TOTAL LAND VALUE: 350,000MARKET: 0AGRICULTURAL: 0COMMON: 350,000PRINTED 07/30/2025 BY SYS

NASSAU COUNTY PROPERTY

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