

LOT 9
IN OR 1814/44 & OR 1814/46
SELVA VERDA SUB PB 4/49

MARTINEZ PAUL J & EDWINA
2505 VIA DEL REY
FERNANDINA BEACH, FL 32034

2025

00-00-31-1685-0009-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3	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
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NEIGHBORHOOD/LOC	1073.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,487	100	1993	1,487	172,309
FGR	600	55	1993	330	38,239
FOP	36	30	1993	11	1,275
FSP	260	40	2007	104	12,051
FUS	1,348	100	1993	1,348	156,202
UOP	120	20	1993	24	2,781
UOP	320	20	1993	64	7,417

TOTALS	4,171			3,368	390,273
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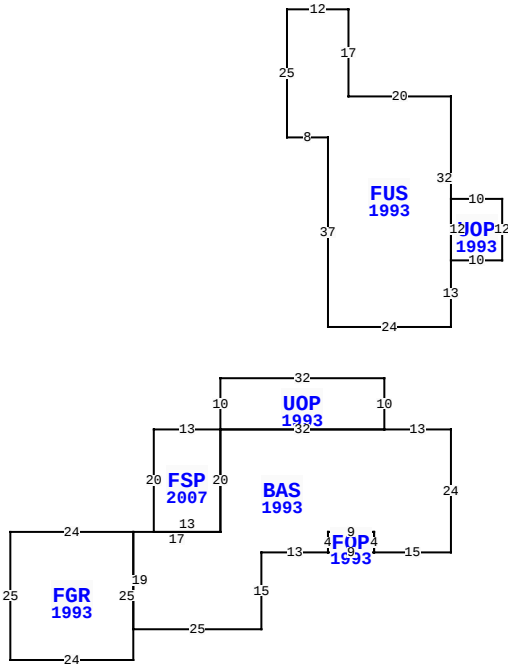
EXTRA FEATURES

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	0811	CONCRETE B	0	0	0	0	726.00	SF	5.20	5.20	100	1980	1980	3	30	1,133	
2	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1980	1980	3	44	880	
3	0861	POOL GUNIT	0	0	0	0	648.00	SF	85.00	85.00	100	1980	1980	3	20	11,016	
4	0845	KOOL DECK	0	0	0	0	912.00	SF	7.25	7.25	100	1980	1980	3	30	1,984	
5	0810	CONCRETE A	0	0	0	0	459.00	SF	6.50	6.50	100	1980	1980	3	30	895	
6	0830	FLAGSTONE	0	0	0	0	231.00	SF	12.00	12.00	100	1980	1980	3	30	832	
7	0911	SCRN RM A	0	0	52	28	1,456.00	SF	17.50	17.50	100	1980	1980	3	20	5,096	
8	1272	H-SHUTR MD	0	0	0	0	53.00	UT	133.00	133.00	100	2002	2002	3	20	1,410	

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	0		R1-G	0.00	0.00	1.00	LT		1.00	1.00	1.00	350,000.00	350,000.00	350,000							

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,368	107.7090	142.18	478,862	1979	1979	0	0	0	18.50	81.50
1 SNGL FAM - 0% - 0 Heated Area: 2835 HX Base Yr												



2505 VIA DEL REY, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

05/08/2025 MLU

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	390,273		
TOTAL MARKET OB/XF VALUE	23,246		
TOTAL LAND VALUE - MARKET	350,000		
TOTAL MARKET VALUE	763,519		
SOH/AGL Deduction	91,999		
ASSESSED VALUE	671,520		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	671,520		
TOTAL JUST VALUE	763,519		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	694,409		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100439	OTHER	2,395	03/15/2010
20052681	REPAIR/RRF	2,000	09/20/2005
B033648	REPAIR/RRF	3,000	08/11/2003
B969670	REPAIR/RRF	5,600	03/13/1996
6757	REPAIR/RRF	500	10/01/1991
BP 4211	N/A	1,450	06/16/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1814/0046	9/18/2012	WD	U	I	19	265,000

GRANTOR: STANCIN JOHN TRUSTEE						
GRANTEE: MARTINEZ PAUL J & E						
1814/0044	9/13/2012	PR	U	I	19	100
GRANTOR: STANCIN JOHN P/R						
GRANTEE: MARTINEZ PAUL J & E						

BUILDING NOTES

BUILDING DIMENSIONS	
BAS=[YR=1993] W13 UOP=[YR=1993] N10 W32 S10 E32\$ W32 FSP=[YR=2007] W13 S20 E13 N20\$ S20 W17 FGR=[YR=1993] W24 S25 E24 N25\$ S19 E25 N15 E13 FOP=[YR=1993] E9 N4 W9 S4\$ N4 E9 S4 E15 N24\$ PTR= N20 FUS=[YR=1993] N13 UOP=[YR=1993] E10 N12 W10 S12 \$ N32 W20 N17 W12 S25 E8 S37 E24 \$ S20 \$.	