LOT 11
IN OR 596 PG 30
SELVA VERDA SUB 4/49

STANCIN JOHN P
2417 VIA DEL REY
FERNANDINA BEACH, FL 32034

2025

00-00-31-1685-0011-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

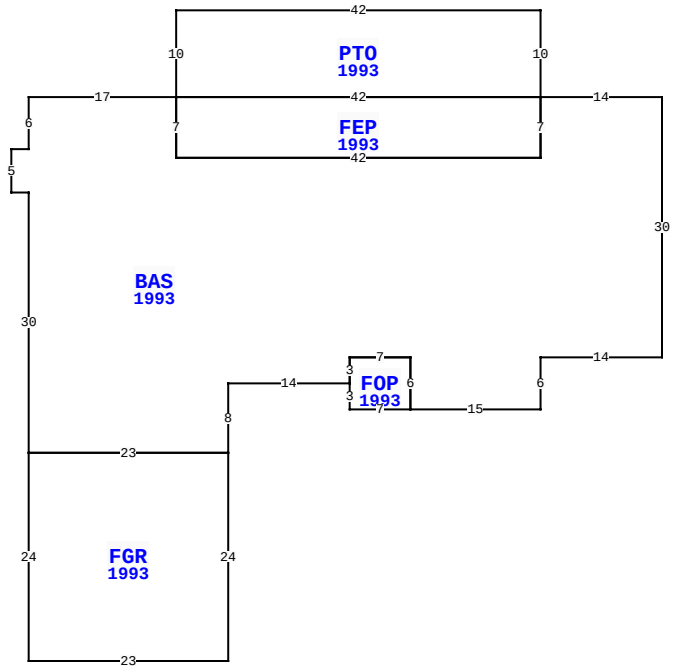
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	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	2,291	100	1993	2,291	273,662
FEP	294	80	1993	235	28,071
FGR	552	55	1993	304	36,313
FOP	42	30	1993	13	1,553
PTO	420	5	1993	21	2,508
TOTALS	3,599			2,864	342,107

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,864	112.1232	148.00	423,872	1987	1987	0	0	0	19.29	80.71

1 SNGL FAM – 100% - 0 Heated Area: 2291 HX Base Yr



2417 VIA DEL REY, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		342,107
TOTAL MARKET OB/XF VALUE		6,845
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		698,952
SOH/AGL Deduction		438,759
ASSESSED VALUE		260,193
TOTAL EXEMPTION VALUE	HX HB WR	55,722
BASE TAXABLE VALUE		204,471
TOTAL JUST VALUE		698,952
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		633,128

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20131362	SIDING	1,800	06/17/2013
B021458	REPAIR/RRF	6,000	08/26/2002
B0021416	REPAIR/RRF	2,000	08/19/2002
BP3987	N/A	84,000	11/13/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0596/0030	4/27/1990	WD	Q	I		154,000
GRANTOR: FRAME DAVID & PAT						
GRANTEE: STANCIN JOHN & SAN						
0503/0506	11/01/1986	WD	U	V		37,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 PTO=[YR=1993] N10 W42 S10 FEP=[YR=1993] S7 E42 N7 W42 $ E42$S7 W42 N7 W17 S6 W2 S5 E2 S30 FGR=[YR=1993] S24 E23 N24 W23 $ E23 N8 E14 FOP=[YR=1993] S3 E7 N6 W7 S3 $ N3 E7 S6 E15 N6 E14 N30 $.

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	0812	CONCRETE C	0	100	0	0	1,336.00	SF	4.00	4.00	100	1987	1987	3	49.5	2,645	
2	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00	3,500.00	100	1987	1987	3	60	4,200	

LAND DESCRIPTION

TOTAL OB/XF 6,845

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