LOT 13
IN OR 2075/756
SELVA VERDA SUB PB 4/49

HANDLEY ANNE ELISABETH L/E/
2409 VIA DEL REY RD
FERNANDINA BEACH, FL 32034

2025

00-00-31-1685-0013-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 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	03	Quality Level 03

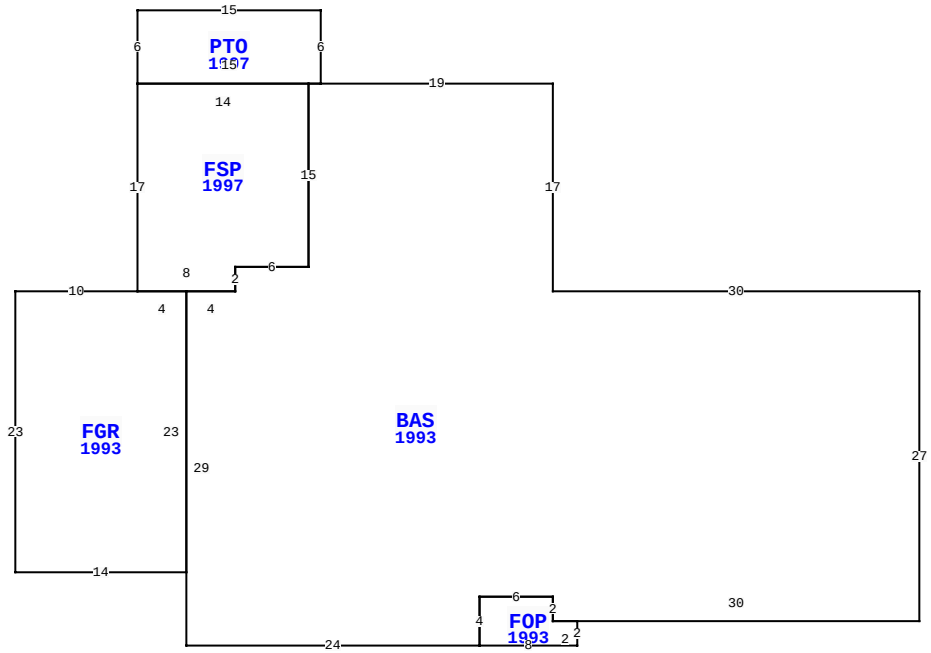
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1073.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,008	100	1993	2,008	199,520
FGR	322	55	1993	177	17,587
FOP	28	30	1993	8	795
FSP	226	40	1997	90	8,943
PTO	90	5	1997	4	397
TOTALS	2,674			2,287	227,242

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,287	107.0000	141.24	323,016	1981	1981	0	0	0	29.65	70.35

1 SNGL FAM – 100% - 2017 Heated Area: 2008 HX Base Yr 2017



2409 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		227,242
TOTAL MARKET OB/XF VALUE		3,984
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		531,226
SOH/AGL Deduction		285,471
ASSESSED VALUE		245,755
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		195,033
TOTAL JUST VALUE		531,226
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		471,126

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20071227	REPAIR/RRF	1,800	07/03/2007
B9710436	ADDITION	2,750	04/17/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2663/405	8/15/2023	LE	U	I	11	100
GRANTOR: HANDLEY ANNE ELISABET						
GRANTEE: NOLL LAURA ELISABET						
2075/0756	9/30/2016	WD	Q	I	01	240,000
GRANTOR: DUNCAN JOSEPH D JR &						
GRANTEE: HANDLEY ANNE ELISAB						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 N17 W19 PTO=[YR=1997] N6 W15 S6
FSP=[YR=1997] S17 FGR=[YR=1993] W10 S23 E14 N23 W4 $ E8 N2 E6
N15 W14 $ E15 $ W1 S15 W6 S2 W4 S29 E24 FOP=[YR=1993] E8 N2
W2 N2 W6 S4 $ N4 E6 S2 E30 N27 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1981	1981	3	46.5	1,628	
2	0810	CONCRETE A	0	100	0	0	159.00	SF	6.50	6.50	100	1981	1981	3	32.5	336	
3	0812	CONCRETE C	0	100	0	0	1,554.00	SF	4.00	4.00	100	1981	1981	3	32.5	2,020	

LAND DESCRIPTION

TOTAL OB/XF 3,984

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	000100	C	RES	100		R1-G	0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/30/2025 BY SYS