LOT 15
SELVA VERDA SUB PB 4/49

YOUNG FAMILY TRUST/YOUNG JEFFREY MARK TRUSTEE
2401 VIA DEL REY
FERNANDINA BEACH, FL 32034

2025

00-00-31-1685-0015-0000

BUILDING CHARACTERISTICS

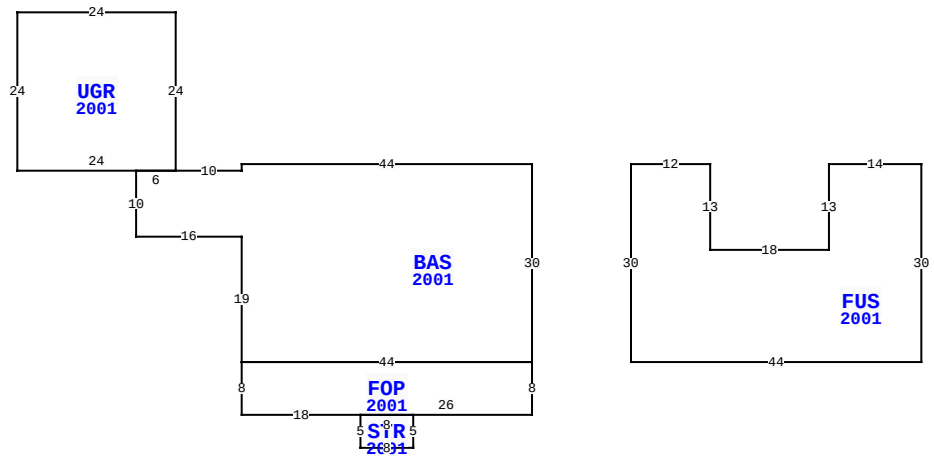
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
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	1,480	100	2001	1,480	181,905
FOP	352	30	2001	106	13,029
FUS	1,086	100	2001	1,086	133,480
STR	40	10	2001	4	491
UGR	576	45	2001	259	31,834
TOTALS	3,534			2,935	360,738

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,935	104.6220	138.10	405,324	2001	2001	0	0	0	11.00	89.00

1 SNGL FAM – 100% - 2002 Heated Area: 2566 HX Base Yr 2002



2401 VIA DEL REY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		360,738
TOTAL MARKET OB/XF VALUE		8,086
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		668,824
SOH/AGL Deduction		374,018
ASSESSED VALUE		294,806
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		239,084
TOTAL JUST VALUE		668,824
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		601,763

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20172365	PAVERS	0	08/02/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2737/149	9/04/2024	WD	U	I	11	100
GRANTOR: YOUNG JEFFREY M & CAR						
GRANTEE: YOUNG FAMILY TRUST						
0855/0380	11/09/1998	WD	Q	V		47,000
GRANTOR: FAIRCLOTH BERTHA L TR						
GRANTEE: YOUNG JEFFREY M & C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W44 S1 W10 UGR=[YR=2001] N24 W24 S24 E24 $ W6 S10 E16 S19 FOP=[YR=2001] S8 E18 STR=[YR=2001] S5 E8 N5 W8 $ E26 N8 W44 $ E44 N30 $ PTR= E15 FUS=[YR=2001] E12 S13 E18 N13 E14 S30 W44 N30 $ W15 $.

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	0855	CONC PAVER	0	100	0	0	1,108.00	SF	7.00	7.00	100	2017	2017	3	96	7,446	
2	1242	WD DECK A	0	100	16	8	128.00	SF	10.00	10.00	100	2012	2012	3	50	640	

LAND DESCRIPTION

TOTAL OB/XF 8,086

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