

LOT 17
IN OR 428 PG 94
SELVA VERDA SUB PB 4/49

DEAN JERRY L & KATHY J
2406 VIA DEL REY
FERNANDINA BEACH, FL 32034

2025

00-00-31-1685-0017-0000



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	12	HARDWOOD 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		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
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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	1,698	100	1993	1,698	203,185
FGR	576	55	1993	317	37,932
FOP	10	30	1993	3	359
PTO	18	5	1993	1	120
PTO	18	5	1993	1	120

TOTALS	2,320			2,020	241,716
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	0	0	1,065.00	SF	4.00
2	0810	CONCRETE A	0	100	14	5	70.00	SF	6.50
3	1242	WD DECK A	0	100	25	16	400.00	SF	10.00
4	0825	BRICK	0	100	0	0	117.00	SF	12.50
5	0801	ASPHALT A	0	100	0	0	301.00	SF	3.00
6	0940	SHEDS/PORT	0	100	10	8	80.00	SF	19.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		R1-G	0.00	0.00	1.00

REVIEW DATE	05/12/2019	BY	KBA
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TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,020	111.9160	147.73	298,415	1977	1977		0	0	19.00	81.00
1 SNGL FAM - 100% - 0 Heated Area: 1698 HX Base Yr												
2406 VIA DEL REY, FERNANDINA BEACH												

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

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	0812	CONCRETE C	0	100	0	0	1,065.00	SF	4.00	4.00	100	1977	1977	3	27	1,150	
2	0810	CONCRETE A	0	100	14	5	70.00	SF	6.50	6.50	100	1977	1977	3	27	123	
3	1242	WD DECK A	0	100	25	16	400.00	SF	10.00	10.00	100	1984	1984	3	20	800	
4	0825	BRICK	0	100	0	0	117.00	SF	12.50	12.50	100	1984	1984	3	79	1,155	
5	0801	ASPHALT A	0	100	0	0	301.00	SF	3.00	3.00	100	1993	1993	3	50	452	
6	0940	SHEDS/PORT	0	100	10	8	80.00	SF	19.50	19.50	100	2008	2008	3	31	484	

TOTAL OB/XF										4,164							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
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

Market:	0	Agricultural:	0	Common:	300,000
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		241,716	
TOTAL MARKET OB/XF VALUE		4,164	
TOTAL LAND VALUE - MARKET		300,000	
TOTAL MARKET VALUE		545,880	
SOH/AGL Deduction		404,044	
ASSESSED VALUE		141,836	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		91,114	
TOTAL JUST VALUE		545,880	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		483,899	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20091060	H/AC	4,000	08/13/2009
20080759	XF0B	1,578	05/05/2008
B969580	REPAIR/RRF	5,700	02/07/1996

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
0278/0125	10/01/1978	AC	U	I		9,400			

GRANTOR:									
GRANTEE:									

BUILDING DIMENSIONS									
BAS=[YR=1993] W28 PT0=[YR=1993] N3 W6 S3 E6 \$ W19 PT0=[YR=1993] N3 W6 S3 E6 \$ W9 S38 FGR=[YR=1993] S24 E24 N24 W24 \$ E21 N12 E3 FOP=[YR=1993] E5 N2 W5 S2 \$ N2 E5 S2 E27 N26 \$.									

BUILDING NOTES									