

LOT 19
IN OR 265 PG 497
SELVA VERDA SUB PB 4/49

MCNULTY MICHAEL P & JOAN P
2414 VIA DEL REY
FERNANDINA BEACH, FL 32034

2025

00-00-31-1685-0019-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD ON PLY 50
Exterior Wall	20	FACE BRICK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	748	100	1993	748	67,332
BAS	1,394	100	1993	1,394	125,483
FEP	144	80	2007	115	10,352
FGR	575	55	1993	316	28,445
FOP	342	30	2007	103	9,272

TOTALS	3,203			2,676	240,885
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	120.00	SF	4.00	4.00	144
2	0812	CONCRETE C	0	100	0	0	720.00	SF	4.00	4.00	864
3	0812	CONCRETE C	0	100	0	0	500.00	SF	4.00	4.00	600
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	1,750.00	1,750.00	770
5	0940	SHEDS/PORT	0	100	15	10	150.00	SF	21.30	21.30	639
6	1242	WD DECK A	0	100	18	7	126.00	SF	10.00	10.00	252

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000140	C	RES GOLF	100		R1-G	0.00	0.00	1.00	LT	

REVIEW DATE	05/12/2019	BY	KBA
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,676	98.6880	130.27	348,603	1978	1978	0	0	30.90	69.10
1 SNGL FAM - 100% - 0											
Heated Area: 2142											
HX Base Yr											

2414 VIA DEL REY, FERNANDINA BEACH	BLD DATE	LGL DATE	05/08/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	120.00	SF	4.00	4.00	100	1980	1980	3	30	144	
2	0812	CONCRETE C	0	100	0	0	720.00	SF	4.00	4.00	100	1980	1980	3	30	864	
3	0812	CONCRETE C	0	100	0	0	500.00	SF	4.00	4.00	100	1980	1980	3	30	600	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	1,750.00	1,750.00	100	1980	1980	3	44	770	
5	0940	SHEDS/PORT	0	100	15	10	150.00	SF	21.30	21.30	100	1997	1997	3	20	639	
6	1242	WD DECK A	0	100	18	7	126.00	SF	10.00	10.00	100	1997	1997	3	20	252	

TOTAL OB/XF											
3,269											

Total Acres: 0.00	Total Land Value: 350,000	Market: 0	Agricultural: 0	Common: 350,000
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NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		240,885	
TOTAL MARKET OB/XF VALUE		3,269	
TOTAL LAND VALUE - MARKET		350,000	
TOTAL MARKET VALUE		594,154	
SOH/AGL Deduction		391,963	
ASSESSED VALUE		202,191	
TOTAL EXEMPTION VALUE		HX HB SX 100,722	
BASE TAXABLE VALUE		101,469	
TOTAL JUST VALUE		594,154	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		533,270	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20070816	XFOB	4,000	05/09/2007

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0265/0497	5/01/1978	WD	Q	V		16,000	
GRANTOR:							
GRANTEE:							

BUILDING NOTES							
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BUILDING DIMENSIONS							
BAS=[YR=1993;ORIG=0,0] W33 W12 S16 W25 S7 E24 S4 E4 E42 N27 \$							
BAS=[YR=1993;ORIG=46,17] N17 W44 S17 E44 \$							
FGR=[YR=1993;ORIG=-45,-7] W25 S23 E25 N23 \$							
FOP=[YR=2007;ORIG=-42,27] S9 E38 N9 W38 \$							
FEP=[YR=2007;ORIG=-33,0] N12 W12 S5 S7 E12 \$							