LOT 24
IN OR 375 PG 347
SELVA VERDA SUB PB 4/49

SYDNOR JEAN R
2512 VIA DEL REY
FERNANDINA BEACH, FL 32034

2025

00-00-31-1685-0024-0000

BUILDING CHARACTERISTICS

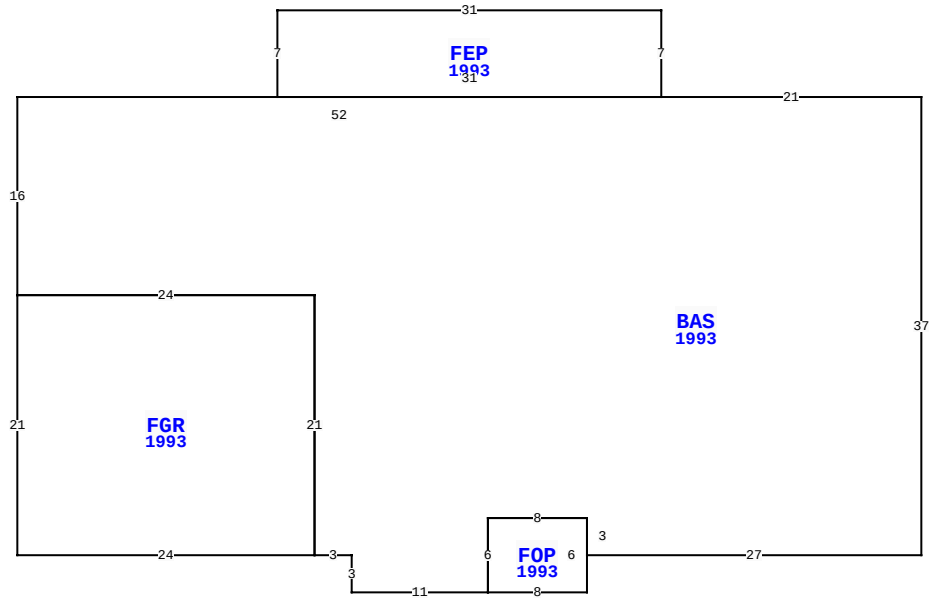
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	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	2,206	100	1993	2,206	250,112
FEP	217	80	1993	174	19,727
FGR	504	55	1993	277	31,406
FOP	48	30	1993	14	1,587
TOTALS	2,975			2,671	302,833

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,671	103.4880	136.60	364,859	1984	1984	0	0	0	17.00	83.00

1 SNGL FAM – 100% - 0 Heated Area: 2206 HX Base Yr



2512 VIA DEL REY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		302,833
TOTAL MARKET OB/XF VALUE		18,235
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		671,068
SOH/AGL Deduction		403,825
ASSESSED VALUE		267,243
TOTAL EXEMPTION VALUE	HX HB VX WX	60,722
BASE TAXABLE VALUE		206,521
TOTAL JUST VALUE		671,068
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		606,279

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B021991	REPAIR/RRF	5,000	11/20/2002
7029	SWIM POOL	15,000	05/05/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0301/0402	8/01/1979	WD	U	V		16,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W21 FEP=[YR=1993] N7 W31 S7 E31$ W52 S16
FGR=[YR=1993] S21 E24 N21 W24$ E24 S21 E3 S3 E11
FOP=[YR=1993] E8 N6 W8 S6$ N6 E8 S3 E27 N37$.

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	1,793.00	SF	4.00	4.00	100	1984	1984	3	41	2,941	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	54	1,890	
3	0812	CONCRETE C	0	100	27	3	81.00	SF	4.00	4.00	100	1984	1984	3	41	133	
4	0861	POOL GUNIT	0	100	24	15	360.00	SF	85.00	85.00	100	1992	1992	3	20	6,120	
5	0910	SCRN RM L	0	100	31	35	1,085.00	SF	15.00	15.00	100	1992	1992	3	20	3,255	
6	0845	KOOL DECK	0	100	0	0	695.00	SF	7.25	7.25	100	1992	1992	3	62	3,124	
7	0825	BRICK	0	100	6	3	18.00	SF	12.50	12.50	100	1992	1992	3	87	196	
8	1242	WD DECK A	0	100	16	18	288.00	SF	10.00	10.00	100	1984	1984	3	20	576	

LAND DESCRIPTION

TOTAL OB/XF 18,235

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