

LOT 25
IN OR 2137/139
SELVA VERDA SUB PB 4/49

HARRELL ROBERT L & WHITNEY A
2550 VIA DEL REY
FERNANDINA BEACH, FL 32034

2025

00-00-31-1685-0025-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	12	CEDAR 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD\$ 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	1,892	100	1993	1,892	223,825
FGR	456	55	1993	251	29,694
FOP	80	30	1993	24	2,839
FSP	224	40	1993	90	10,647
PTO	144	5	1993	7	828

TOTALS	2,796			2,264	267,832
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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	1,336.00	SF	4.00
2	0810	CONCRETE A	0	100	0	0	273.00	SF	6.50
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00

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

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	2,264	110.6420	146.05	330,657	1986	1986		0	0	19.00	81.00
1 SNGL FAM - 100% - 2018 Heated Area: 1892 HX Base Yr 2018												

2550 VIA DEL REY, FERNANDINA BEACH	BLD DATE 04/08/2008	DJ	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	1,336.00	SF	4.00	4.00	100	1986	1986	3	47	2,512	
2	0810	CONCRETE A	0	100	0	0	273.00	SF	6.50	6.50	100	1986	1986	3	47	834	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	58	2,030	

TOTAL OB/XF													5,376	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE			
R1-G	0.00	0.00	1.00	LT		1.00	1.00	1.00	350,000.00	350,000.00	350,000.00			

Total Acres: 0.00	Total Land Value: 350,000	Market: 0	Agricultural: 0
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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		267,832	
TOTAL MARKET OB/XF VALUE		5,376	
TOTAL LAND VALUE - MARKET		350,000	
TOTAL MARKET VALUE		623,208	
SOH/AGL Deduction		281,222	
ASSESSED VALUE		341,986	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		291,264	
TOTAL JUST VALUE		623,208	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		560,808	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20061098	REPAIR/RRF	8,000	05/18/2006
B9710546	XF0B	3,871	06/16/1997

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2137/0139	7/31/2017	WD	Q	I	01	320,000	
GRANTOR: INGERMARK LLC							
GRANTEE: HARRELL ROBERT L &							
1413/1038	5/19/2006	TD	Q	I		385,000	
GRANTOR: STOUGHTON LINCOLN D T							
GRANTEE: INGERMARK LLC							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W33 FSP=[YR=1993] N16 W14 PTO=[YR=1993] W9 S16 E9 N16 \$ S16 E14 \$ W23 U2 L2 W5 D2 L2 W15 S6 FGR=[YR=1993] S24 E21 N21 W16 N3 W5 \$ E5 S3 E16 S21 E2 D2 R2 E5 U2 R2 E2 FOP=[YR=1993] E20 N4 W20 S4 \$ N4 E20S4 E26 N30 \$.									