LOT 26
IN OR 2072/1863
SELVA VERDA SUB PB 4/49

LOUD ADAM J
2600 VIA DEL REY
FERNANDINA BEACH, FL 32034

2025

00-00-31-1685-0026-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

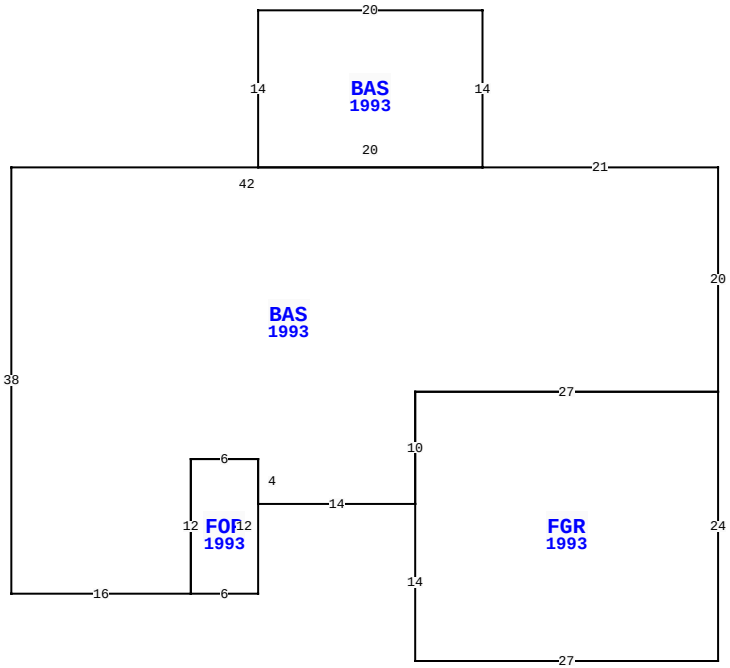
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	280	100	1993	280	29,513
BAS	1,724	100	1993	1,724	181,716
FGR	648	55	1993	356	37,524
FOP	72	30	1993	22	2,319
TOTALS	2,724			2,382	251,072

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	MA	NORM	% COND
0900	01	2,382	105.3000	139.00	331,098	1981	1981	0	0	5	19.17	75.83

1 SNGL FAM – 100% - 2017 Heated Area: 2004 HX Base Yr 2017



2600 VIA DEL REY, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		251,072
TOTAL MARKET OB/XF VALUE		1,628
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		602,700
SOH/AGL Deduction		277,136
ASSESSED VALUE		325,564
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		274,842
TOTAL JUST VALUE		602,700
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		540,334

PERMIT NUM	DESCRIPTION	AMT	ISSUED
BLDR-2024-0	REMOVAL OF ALUMIN	10,000	02/22/2024
20052659	XFOB	1,000	09/19/2005
20051728	REMODEL	1,000	05/04/2005
20051709	REMODEL	2,000	04/29/2005
20051551	REPAIR/RRF	3,000	04/11/2005
20051213	REPAIR/RRF	1,000	02/09/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2072/1863	9/19/2016	WD	Q	I	01	325,000
GRANTOR: MAYNARD ROBERT E JR &						
GRANTEE: LOUD ADAM J						
1675/0957	3/11/2010	QC	U	I	11	100
GRANTOR: MAYNARD DARYL & ROBER						
GRANTEE: MAYNARD ROBERT E JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W21 BAS=[YR=1993] N14 W20 S14 E20 $ W42 S38 E16 FOP=[YR=1993] E6 N12 W6 S12 $ N12 E6 S4 E14 FGR=[YR=1993] S14 E27 N24 W27 S10 $ N10 E27 N20 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1981	1981	3	46.5	1,628	

LAND DESCRIPTION

TOTAL OB/XF 1,628

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 04/03/2024 BY KBA Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 07/30/2025 BY SYS