

LOT 27
IN OR 534 PG 167
SELVA VERDA 2 PB 4/77

DRAWDY MICHAEL L & DEBRA JAN
2402 LOS ROBLES DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-1686-0027-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 2											
Exterior Wall	10	ABOVE AVG 100	0900	01	2,704	103.6800	136.86	370,069	1981	1986	0	0	0	16.50	83.50	VALUATION BY STANDARD										
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 0													Heated Area: 2351										
Roof Cover	03	COMP SHNGL 100														HX Base Yr										
Interior Wall	05	DRYWALL 100																								
Interior Floop	14	CARPET 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																								
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	1,871	100	1993	1,871	213,814																					
BAS	480	100	2019	480	54,854																					
DCK	56	10	2019	6	686																					
FGR	552	55	1993	304	34,740																					
FOP	8	30	2007	2	229																					
PTO	480	5	2007	24	2,743																					
UOP	84	20	2019	17	1,943																					
TOTALS			3,531		2,704	309,008																				
EXTRA FEATURES						2402 LOS ROBLES, FERNANDINA BEACH																				
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	0810	CONCRETE A	0	100	0	0	400.00	SF	6.50	6.50	100	1981	1981	3	32.5	845										
2	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										
3	0810	CONCRETE A	0	100	0	0	64.00	SF	6.50	6.50	100	1981	1981	3	32.5	135										
4	0812	CONCRETE C	0	100	0	0	2,700.00	SF	4.00	4.00	100	1995	1995	3	68	7,344										
5	0462	ST/AL FNC	0	100	24	5	120.00	SF	10.00	10.00	100	2007	2007	3	44	528										
6	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2007	2007	3	69	207										
7	0940	SHEDS/PORT	0	100	16	12	192.00	SF	21.30	21.30	100	2003	2003	3	20	818										
TOTAL OB/XF 11,505																										
LAND DESCRIPTION																										
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									
REVIEW DATE 08/20/2019 BY DJA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/30/2025 BY SYS																										

Diagram showing building layout with dimensions and area calculations.

Dimensions: 7, 12, 18, 16, 38, 26, 35, 14, 6, 11, 10, 28, 24, 14, 6, 13, 23, 24, 23.

Area Calculations: BAS 2019, BAS 1993, PTO 2007, FGR 1993, FOP 2007.

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0534/0167	12/30/1987	WD	Q	I		114,500

GRANTOR: FLAMM RICHARD & S E

GRANTEE: DRAWDY MICHAEL & D

0343/0305	8/01/1981	WD	Q	V		102,500
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GRANTOR:

GRANTEE:

BUILDING DIMENSIONS

BAS=[YR=1993] W26 BAS=[YR=2019] N16 W12 DCK=[YR=2019] N8 W7 S8 E7\$ W18 S16 E30\$ W30 UOP=[YR=2019] W6 S14 PTO=[YR=2007] W14 S24 E14 FGR=[YR=1993] S24 E23 N24 W23\$ E6 N24 W6\$ E6 N14\$ S38 E13 N11 E11 FOP=[YR=2007] E4 N2 W4 S2\$ N2 E4 S10 E28 N35 \$.