

LOT 28
ESMT IN OR 442/308
SELVA VERDA 2 PB 4/77

BALDWIN DAVID SCOTT/HIX LESLIE BRENT ET AL
2404 LOS ROBLES
FERNANDINA BEACH, FL 32034

2025

00-00-31-1686-0028-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
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	2,448	100	1993	2,448	365,947
FGR	462	55	1993	254	37,970
FOP	44	30	1993	13	1,943
PTO	500	5	2015	25	3,738
TOTALS	3,454			2,740	409,597

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	0	0	0	2,838.00	SF	4.00
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
3	0812	CONCRETE C	0	0	27	4	108.00	SF	4.00
4	0861	POOL GUNIT	0	0	0	0	326.00	SF	85.00
5	0911	SCRN RM A	0	0	0	0	1,480.00	SF	17.50
6	0871	POOL HTR R	0	0	0	0	1.00	UT	2,000.00
7	0855	CONC PAVER	0	0	0	0	654.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0		R1-G	0.00	0.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	2,740	125.1360	165.18	452,593	1981	2005	0	0
1 SNGL FAM - 0% - 2025									
Heated Area: 2448									
HX Base Yr									

2404 LOS ROBLES, FERNANDINA BEACH									
BLD DATE									
XF DATE									
INC DATE									
LGL DATE									
LAND DATE									
AG DATE									
05/08/2025 MLU									

TOTAL OB/XF									
52,877									

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		409,597	
TOTAL MARKET OB/XF VALUE		52,877	
TOTAL LAND VALUE - MARKET		300,000	
TOTAL MARKET VALUE		762,474	
SOH/AGL Deduction		0	
ASSESSED VALUE		762,474	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		762,474	
TOTAL JUST VALUE		762,474	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		695,289	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20160944	SCRNENCL	12,250	04/07/2016
20150875	REMODEL	29,000	04/22/2015
B969903	REPAIR/RRF	2,475	07/01/1996
B969769	REPAIR/RRF	1,700	04/22/1996
5009	REPAIR/RRF	1,500	09/14/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2691/1954	1/31/2024	WD	Q	I	01	875,000
GRANTOR: MARTIN DALE L						
GRANTEE: BALDWIN DAVID SCOTT						
2576/0888	7/07/2022	QC	U	I	11	100
GRANTOR: MARTIN LISA MARIE						
GRANTEE: MARTIN DALE L						

BUILDING NOTES									
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BUILDING DIMENSIONS									
PTO=[YR=2015] W35 S4 BAS=[YR=1993] W5 U2 L3 W4 D2 L3 W20 S14 W12 S30 E36 FOP=[YR=1993] E11 N4 W11 S4 \$ N4 E24FGR=[YR=1993] E22 N21 W22 S21 \$ N21 E22 N5 W22 N10 W13 N4\$ S4 E13 S10 E22 N18\$.									