

LOT 30
IN OR 2190/384
SELVA VERDA 2 PB 4/77

KNIGHT KRYSTAL A
6509 HIGHLAND POINTE PL
MONROE, GA 30656

2025

00-00-31-1686-0030-0000



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	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
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	2,808	100	1993	2,808	344,725
DCK	152	10	2010	15	1,842
FEP	180	80	1993	144	17,678
FGR	728	55	1993	400	49,106
FSP	121	40	2010	48	5,893

TOTALS	3,989			3,415	419,244
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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	0	0	0	1,476.00	SF	4.00
2	0810	CONCRETE A	0	0	7	4	28.00	SF	6.50
3	0850	PEBBLE WLK	0	0	70	5	350.00	SF	3.50
4	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
5	0811	CONCRETE B	0	0	0	0	861.00	SF	5.20
6	0940	SHEDS/PORT	0	0	10	12	120.00	SF	21.30

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

REVIEW DATE	08/20/2019	BY	DJA
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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	3,415	112.0560	147.91	505,113	1984	1990	0	0	0 17.00	83.00
1 SNGL FAM - 0% - 0 Heated Area: 2808 HX Base Yr											

2408 LOS ROBLES, FERNANDINA BEACH	BLD DATE	LGL DATE	05/08/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0	0	0	1,476.00	SF	4.00	4.00	100	1984	1984	3	41	2,421	
2	0810	CONCRETE A	0	0	7	4	28.00	SF	6.50	6.50	100	1991	1991	3	59.5	108	
3	0850	PEBBLE WLK	0	0	70	5	350.00	SF	3.50	3.50	100	1984	1984	3	41	502	
4	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	54	1,890	
5	0811	CONCRETE B	0	0	0	0	861.00	SF	5.20	5.20	100	1993	1993	3	64	2,865	
6	0940	SHEDS/PORT	0	0	10	12	120.00	SF	21.30	21.30	100	2009	2009	3	35	895	

TOTAL OB/XF										8,681									
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	OTHER ADJUSTMENTS AND NOTES	YEAR
1	000100	C	RES	0		R1-G	0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000		

Total Acres: 0.00	Total Land Value: 300,000	Market: 0	Agricultural: 0	Common: 300,000
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NASSAU COUNTY PROPERTY										PAGE 1 of 1 2									
VALUATION SUMMARY										STANDARD									
VALUATION BY										Tax Group: 2 Tax Dist:									
BUILDING MARKET VALUE										419,244									
TOTAL MARKET OB/XF VALUE										8,681									
TOTAL LAND VALUE - MARKET										300,000									
TOTAL MARKET VALUE										727,925									
SOH/AGL Deduction										141,690									
ASSESSED VALUE										586,235									
TOTAL EXEMPTION VALUE										0									
BASE TAXABLE VALUE										586,235									
TOTAL JUST VALUE										727,925									
NCON VALUE										0									
INCOME VALUE																			
PREVIOUS YEAR MKT VALUE										658,600									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20132850	SIDING	6,000	12/18/2013
20120676	REMODEL	950	04/18/2012
20120635	WIRING FOR BATH	400	04/13/2012
20120625	REMODEL MASTER BA	8,000	04/12/2012
20111591	REPAIR/RRF	460	09/09/2011
20111466	ELEC OTHER	800	08/25/2011

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2190/0384	4/13/2018	WD	Q	I	01	450,000	
GRANTOR: LANE SAMUEL O & JUDIT							
GRANTEE: KNIGHT KRYSTAL A							
1399/1402	3/28/2006	WD	Q	I	01	100	
GRANTOR: LANE SAMUEL O & JUDIT							
GRANTEE: LANE SAMUEL O & JUD							

BUILDING NOTES									
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BUILDING DIMENSIONS									
DCK=[YR=2010] U4 L19 FSP=[YR=2010] U2 L11 S12 BAS=[YR=1993] W21 FEP=[YR=1993] N12 W15 S12 E15\$ W21 S30 FGR=[YR=1993] S26 E28 N26 W28\$ E28 S2 E16 S20 E28 N52 W30\$ E11 N10\$ S10 E19 N6\$.									