

LOT 31
IN OR 507 PG 1121
SELVA VERDA 2 PB 4/77

RUDGE SUZANNE
2410 LOS ROBLES DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1686-0031-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 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	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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
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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
BAL	54	15	1993	8	910
BAS	1,615	100	1993	1,615	183,580
FGR	748	55	1993	411	46,719
FOP	50	30	1993	15	1,705
FST	187	55	1993	103	11,708
FUS	1,367	100	1993	1,367	155,390
SFB	432	80	2010	346	39,331
STR	44	10	1993	4	455
UST	378	45	1993	170	19,325

TOTALS	4,875			4,039	459,122
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EXTRA FEATURES					
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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	3,073.00	SF	4.00	4.00	100	1987	1987	3	49.5	6,085	
2	0810	CONCRETE A	0	100	42	3	126.00	SF	6.50	6.50	100	1987	1987	3	49.5	405	
3	0820	WOOD WALK	0	100	41	3	123.00	SF	11.75	11.75	100	1987	1987	3	40	578	
4	1242	WD DECK A	0	100	25	19	475.00	SF	10.00	10.00	100	1987	1987	3	20	950	
5	0811	CONCRETE B	0	100	0	0	259.00	SF	5.20	5.20	100	1987	1987	3	49.5	667	
6	0861	POOL GUNIT	0	100	37	14	518.00	SF	85.00	85.00	100	1987	1987	3	20	8,806	
7	0855	CONC PAVER	0	100	0	0	1,048.00	SF	10.00	10.00	100	2018	2018	3	97	10,166	
8	0911	SCRN RM A	0	100	0	0	1,566.00	SF	17.50	17.50	100	2018	2018	3	78	21,376	
9	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1987	1987	3	60	1,200	

LAND DESCRIPTION																	
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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	000140	C	RES GOLF	100		R1-G	0.00	0.00	1.00	LT		1.00	1.00	0.80	350,000.00	280,000.00	280,000

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	4,039	100.7160	132.95	536,985	1987	1995	0	0	14.50	85.50
1 SNGL FAM - 100% - 0 Heated Area: 3328 HX Base Yr											

2410 LOS ROBLES, FERNANDINA BEACH	BLD DATE		LGL DATE	05/08/2025	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

TOTAL OB/XF																	
50,233																	

TOTAL OB/XF																	
50,233																	

Market:	0	Agricultural:	0	Common:	280,000
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		459,122	
TOTAL MARKET OB/XF VALUE		50,233	
TOTAL LAND VALUE - MARKET		280,000	
TOTAL MARKET VALUE		789,355	
SOH/AGL Deduction		412,089	
ASSESSED VALUE		377,266	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		326,544	
TOTAL JUST VALUE		789,355	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		729,049	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20173927	SCRNROOM	20,000	12/13/2017
20122585	WTRHTR	800	12/28/2012
BP4361	N/A	12,000	06/17/1987
BP4250	N/A	165,000	04/06/1987

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0507/1121	1/09/1987	WD	Q	V		40,000	
GRANTOR: PALMER REED							
GRANTEE: RUDGE RICHARD							
0314/0579	5/01/1980	WD	Q	V		21,000	
GRANTOR:							
GRANTEE:							

BUILDING NOTES																	
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BUILDING DIMENSIONS																	
FGR=[YR=1993] W11 FST=[YR=1993] W14 N7 W2BAS=[YR=1993] N9 U3 L3 W9 D3 L3 W14 S14 W13 S30 E15 FOP=[YR=1993] S5 E10 N5 W10 \$ E12 D2 R2 E7 U2 R2 E1 N35 E3 \$ W3 S15 E19 N8 \$ S8 W19 S22 E30 N30 \$ PTR= E20FUS=[YR=1993] E13 N5 E29 BAL=[YR=1993] E3 STR=[YR=1993] E11 S4 W11 N4 \$ S4 E11S3 SFB=[YR=2010] E11 S16UST=[YR=1993] S14 W27 N14 E27 \$ W27 N16 E16 \$ W14 N7 \$ S7 W2 S28 W2 D2 L2 W7 U2 L2 W27 N30 \$ W20 \$.																	