LOT 32
IN OR 2081/278
SELVA VERDA 2 PB 4/77

JOHNSON KENNETH F JR & MICHELE E
2412 LOS ROBLES DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-1686-0032-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

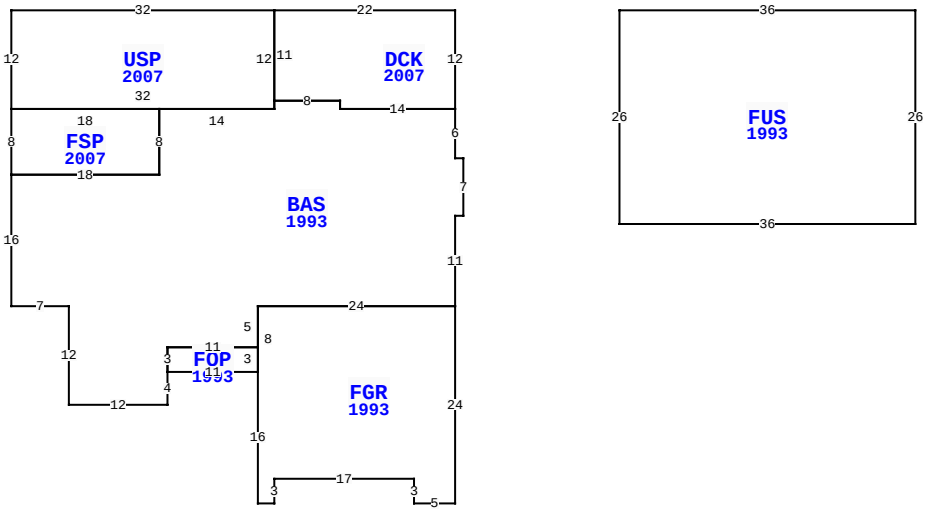
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,366	100	1993	1,366	161,242
DCK	256	10	2007	26	3,069
FGR	525	55	1993	289	34,114
FOP	33	30	1993	10	1,181
FSP	144	40	2007	58	6,846
FUS	936	100	1993	936	110,484
USP	384	30	2007	115	13,574
TOTALS	3,644			2,800	330,509

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,800	109.0560	143.95	403,060	1983	1988	0	0	0	18.00	82.00

1 SNGL FAM – 100% - 2017 Heated Area: 2302 HX Base Yr



2412 LOS ROBLES, 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		330,509
TOTAL MARKET OB/XF VALUE		3,566
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		684,075
SOH/AGL Deduction		309,546
ASSESSED VALUE		374,529
TOTAL EXEMPTION VALUE	13	374,529
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		684,075
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		618,691

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B033850	REPAIR/RRF	4,000	09/18/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2081/0278	10/27/2016	PR	U	I	19	329,900
GRANTOR: BEST LAURA ELIZABETH						
GRANTEE: JOHNSON KENNETH F J						
0851/0365	10/05/1998	WD	U	I		220,000
GRANTOR: BIEBER JOHN H & ROXAN						
GRANTEE: BEST ROBERT L						

BUILDING NOTES

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	1983	1983	3	51.5	1,803	
2	0812	CONCRETE C	0	100	0	0	1,160.00	SF	4.00	4.00	100	1983	1983	3	38	1,763	

BUILDING DIMENSIONS

DCK=[YR=2007] W22 USP=[YR=2007] W32 S12 FSP=[YR=2007] S8 BAS=[YR=1993] S16 E7 S12 E12 N4 FOP=[YR=1993] E11 FGR=[YR=1993] S16 E2 N3 E17 S3 E5 N24 W24 S8$ N3 W11 S3$ N3 E11 N5 E24 N11 E1 N7 W1 N6 W14 N1 W8 S1 W14 S8 W18$ E18 N8 W18$ E32 N12$ S11 E8 S1 E14 N12$ PTR=E20 FUS=[YR=1993] E36 S26 W36 N26$ W20$.

LAND DESCRIPTION

TOTAL OB/XF 3,566

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 04/23/2020 BY DJA Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 07/30/2025 BY SYS