

LOT 33
IN OR 1815/1779
SELVA VERDA 2 PB 4/77

TREPHAN JOHN & PATRICIA
2414 LOS ROBLES DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-1686-0033-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	07	GAMBREL 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	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	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
BAL	32	15	1993	5	588
BAS	1,340	100	1993	1,340	157,616
FOP	168	30	1993	50	5,881
FOP	288	30	1993	86	10,116
FUS	1,340	100	1993	1,340	157,616

TOTALS	3,168			2,821	331,817
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
2	0810	CONCRETE A	0	100	0	0	994.00	SF	6.50
3	0810	CONCRETE A	0	100	0	0	193.00	SF	6.50
4	0811	CONCRETE B	0	100	0	0	1,192.00	SF	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000140	C	RES GOLF	100		R1-G	0.00	0.00	1.00

REVIEW DATE	01/06/2023	BY	TWA
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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	2,821	114.2400	150.80	425,407	1980	1980	0	0	22.00	78.00

1 SNGL FAM - 100% - 2013

Heated Area: 2680

HX Base Yr 2013

The diagram shows a site plan with three buildings and their dimensions:

- BAS 1993**: A large rectangular building with a width of 36 and a height of 24. It has a small extension on the right side with a width of 6 and a height of 28. The total width is 42.
- FOP 1993**: A small rectangular building with a width of 6 and a height of 28. It is located to the right of BAS 1993.
- FUS 1993**: A large rectangular building with a width of 36 and a height of 24. It is located to the right of BAS 1993.

Dimensions are provided for each building and the overall lot. The lot is 100% FAM (Family Attached Medium Density) and is 100% of the total area. The heated area is 2680. The HX Base Yr is 2013.

2414 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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1980	1980	3	44	880	
2	0810	CONCRETE A	0	100	0	0	994.00	SF	6.50	6.50	100	1999	1999	3	75	4,846	
3	0810	CONCRETE A	0	100	0	0	193.00	SF	6.50	6.50	100	1999	1999	3	75	941	
4	0811	CONCRETE B	0	100	0	0	1,192.00	SF	5.20	5.20	100	1999	1999	3	75	4,649	

TOTAL OB/XF											11,316		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA		
R1-G	0.00	0.00	1.00	LT		1.00	1.00	1.00	350,000.00	350,000.00	3		

Total Acres: 0.00	Total Land Value: 350,000	Market: 0	Agricultural: 0	Common: 350,000
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NASSAU COUNTY PROPERTY		PAGE 1 of 2	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		346,975	
TOTAL MARKET OB/XF VALUE		11,316	
TOTAL LAND VALUE - MARKET		350,000	
TOTAL MARKET VALUE		708,291	
SOH/AGL Deduction		502,616	
ASSESSED VALUE		205,675	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		154,953	
TOTAL JUST VALUE		708,291	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		642,968	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B990105	ADDITION	20,000	03/23/1999
7204	REMODEL	50	07/20/1992
5983	REMODEL	6,000	05/14/1990

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1815/1779	9/12/2012	WD	U	I	38	162,500	
GRANTOR:DUENAS WILLIAM J & CA							
GRANTEE:TREPHAN JOHN & PATR							
1310/1310	4/19/2005	WD	Q	I		430,000	
GRANTOR:SJUGGERUD STEPHEN D &							
GRANTEE:DUENAS WILLIAM J &							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W3 FOP=[YR=1993] N28 W6 S28 E6\$ W6 N28 W17 S28 W10 S24 FOP=[YR=1993] S8 E36 N8 W36\$ E36 N24\$ PTR= E25 FUS=[YR=1993] E5 BAL=[YR=1993] N4 E8 S4 W8\$ E12 S28 E9 S24 W36 N24 E10 N28 \$ W25 \$.									

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