LOT 34
IN OR 1908/1051
SELVA VERDA 2 PB 4/77

**BEWAN GLENN RUSSELL**
2416 LOS ROBLES DR
FERNANDINA BEACH, FL 32034

**2025**

**00-00-31-1686-0034-0000**

## BUILDING CHARACTERISTICS

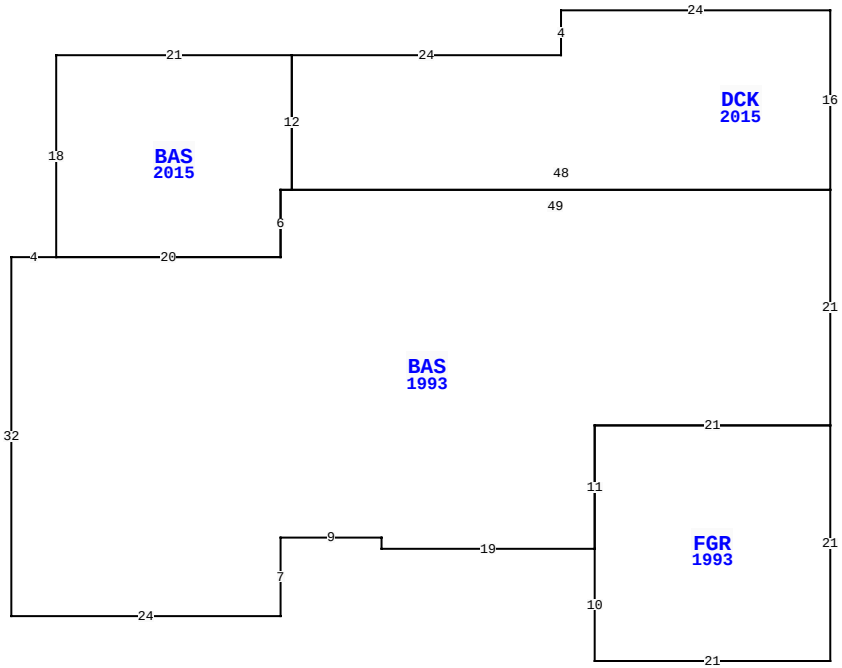
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 70 |
| Interior Floo | 12 | HARDWOOD 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 01 | Quality Level 01 |
| 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 | 2,096 | 100 | 1993 | 2,096 | 170,749 |
| BAS | 372 | 100 | 2015 | 372 | 30,305 |
| DCK | 672 | 10 | 2015 | 67 | 5,458 |
| FGR | 441 | 55 | 1993 | 243 | 19,796 |
| TOTALS | 3,581 | | | 2,778 | 226,309 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,778 | 98.1504 | 98.15 | 272,661 | 1981 | 1985 | 0 | 0 | 0 | 17.00 | 83.00 |

1 SINGLE FAM – 100% - 2015 Heated Area: 2468 HX Base Yr 2015




2416 LOS ROBLES, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/08/2025 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 226,309 |
| TOTAL MARKET OB/XF VALUE | | 3,650 |
| TOTAL LAND VALUE - MARKET | | 350,000 |
| TOTAL MARKET VALUE | | 579,959 |
| SOH/AGL Deduction | | 272,653 |
| ASSESSED VALUE | | 307,306 |
| TOTAL EXEMPTION VALUE | HX HB SX | 100,722 |
| BASE TAXABLE VALUE | | 206,584 |
| TOTAL JUST VALUE | | 579,959 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 519,527 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20142489 | ADDITION | 40,000 | 11/24/2014 |
| 20122515 | GARDR | 1,250 | 12/14/2012 |
| 20070388 | REPAIR/RRF | 1,900 | 03/05/2007 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1908/1051 | 3/24/2014 | WD | Q | I | 01 | 267,500 |
| GRANTOR: POECHMANN LEE J & PAI | | | | | | |
| GRANTEE: BEWAN GLENN RUSSELL | | | | | | |
| 1455/1881 | 11/01/2006 | WD | U | I | 19 | 315,000 |
| GRANTOR: PRUDENTIAL RELOCATION | | | | | | |
| GRANTEE: POECHMANN LEE J & P | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

DCK=[YR=2015] W24 S4 W24 BAS=[YR=2015] W21 S18 BAS=[YR=1993] W4 S32 E24 N7 E9 S1 E19 FGR=[YR=1993] S10 E21 N21 W21 S11$ N11 E21 N21 W49 S6 W20$ E20 N6 E1 N12$ S12 E48 N16$.

## 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 | 1981 | 1981 | 3 | 46.5 | 1,628 | |
| 2 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 192.00 | SF | 4.00 | 4.00 | 100 | 1981 | 1981 | 3 | 32.5 | 250 | |
| 3 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 1,363.00 | SF | 4.00 | 4.00 | 100 | 1981 | 1981 | 3 | 32.5 | 1,772 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,650

| 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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 07/30/2025 BY SYS