LOT 38 (EX E PRT)
IN OR 2410/1385
SELVA VERDA 2 PB 4/77

MIRFIELD ROBERT G & EUN Y
2424 LOS ROBLES DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-1686-0038-0000

BUILDING CHARACTERISTICS

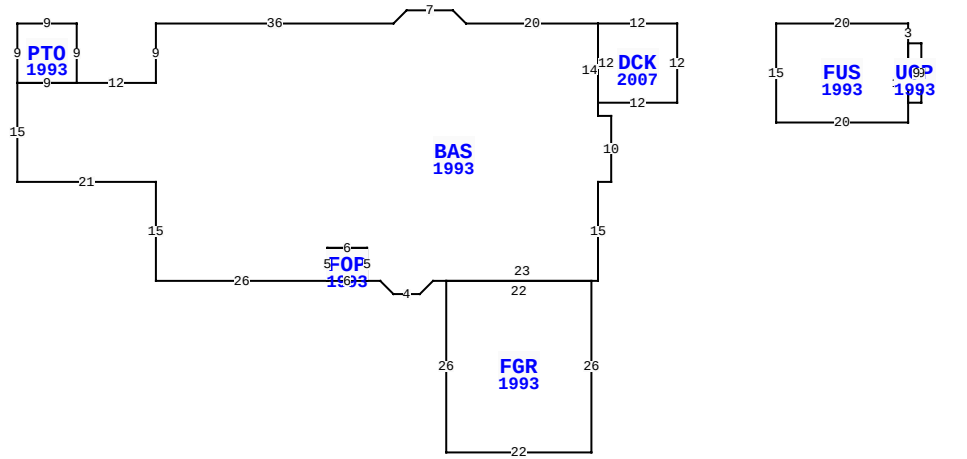
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	18	CEMENT BRK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	08	DECORATIVE 10
Interior Floo	14	CARPET 80
Interior Floo	13	LVT/LAMNT 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
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	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	2,948	100	1993	2,948	311,163
DCK	144	10	2007	14	1,478
FGR	572	55	1993	315	33,249
FOP	30	30	1993	9	950
FUS	300	100	1993	300	31,665
PTO	81	5	1993	4	422
UOP	18	20	1993	4	422
TOTALS	4,093			3,594	379,348

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,594	105.7455	139.58	501,651	1985	1985	0	0	0	24.38	75.62

1 SNGL FAM – 100% - 2021 Heated Area: 3248 HX Base Yr 2021



2424 LOS ROBLES, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		379,348
TOTAL MARKET OB/XF VALUE		19,029
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		748,377
SOH/AGL Deduction		204,070
ASSESSED VALUE		544,307
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		493,585
TOTAL JUST VALUE		748,377
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		682,310

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090158	ELEC OTHER	450	02/05/2009
20090155	OTHER	3,500	02/04/2009
20090154	REMODEL	5,800	02/03/2009
20090010	OTHER	2,250	01/05/2009
20052356	REMODEL	8,000	08/02/2005
B020885	XFOB	25,000	05/23/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2410/1385	11/06/2020	WD	Q	I	02	580,000
GRANTOR: BARNA ROBERT W & MARI						
GRANTEE: MIRFIELD ROBERT G &						
2190/1952	4/17/2018	WD	Q	I	02	527,500
GRANTOR: HOLLAND DONALD L & TA						
GRANTEE: BARNA ROBERT W & MA						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2007] W12 BAS=[YR=1993] W20 L2 U2 W7 D2 L2 W36 S9 W12 PTO=[YR=1993] N9 W9 S9E9$ W9 S15E21 S15 E26 FOP=[YR=1993] E6 N5 W6 S5$ N5 E6 S5 E2 R2 D2 E4 U2 R2 E2 FGR=[YR=1993] S26 E22 N26 W22$ E23 N15 E2 N10 W2 N14$ S12 E12 N12$ PTR=E15 FUS=[YR=1993] E20 S3 UOP=[YR=1993] E2 S9 W2 N9$ S12 W20 N15$ W15$.

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	0812	CONCRETE C	0	100	31	4	124.00	SF	4.00	4.00	100	1985	1985	3	44	218	
2	0812	CONCRETE C	0	100	0	0	3,225.00	SF	3.20	3.20	100	1985	1985	3	44	4,541	
3	0861	POOL GUNIT	0	100	0	0	365.00	SF	85.00	85.00	100	2002	2002	3	27	8,377	
4	0845	KOOL DECK	0	100	0	0	605.00	SF	7.25	7.25	100	2002	2002	3	80	3,509	
5	1242	WD DECK A	0	100	0	0	332.00	SF	10.00	10.00	100	1998	1998	3	20	664	
6	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2003	2003	3	86	1,720	

LAND DESCRIPTION

TOTAL OB/XF 19,029

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 08/20/2019 BY DJA Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 07/30/2025 BY SYS