LOT 41
IN OR 1963/1390
SELVA VERDA 2 PB 4/77

DOUGHER KENNETH R &/BODTKER MARCEIL E
2430 LOS ROBLES DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-1686-0041-0000

BUILDING CHARACTERISTICS

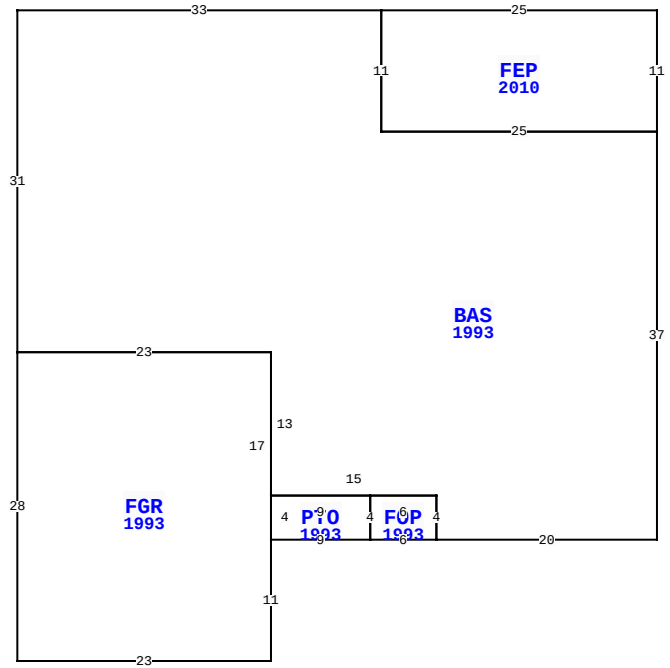
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	2,058	100	1993	2,058	253,155
FEP	275	80	2010	220	27,062
FGR	644	55	1993	354	43,546
FOP	24	30	1993	7	861
PTO	36	5	1993	2	246
TOTALS	3,037			2,641	324,870

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,641	111.9360	147.76	390,234	1986	1986	0	0	0	16.75	83.25

1 SNGL FAM – 100% - 2016 Heated Area: 2058 HX Base Yr 2016



2430 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		324,870
TOTAL MARKET OB/XF VALUE		8,798
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		683,668
SOH/AGL Deduction		319,544
ASSESSED VALUE		364,124
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		313,402
TOTAL JUST VALUE		683,668
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		617,713

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120461	WTR HET	425	03/20/2012
20042260	REPAIR/RRF	6,000	12/03/2004
P0040625	REMODEL	3,000	03/30/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1963/1390	2/19/2015	WD	Q	I	02	340,500
GRANTOR: POOLE WESLEY R & DEBR						
GRANTEE: DOUGHER KENNETH R &						
0460/0320	7/01/1985	WD	U	V		36,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=2010] W25 BAS=[YR=1993] W33 S31 FGR=[YR=1993] S28 E23 N11 PTO=[YR=1993] E9 FOP=[YR=1993] E6 N4 W6 S4$ N4 W9 S4$ N17 W23 $ E23 S13 E15 S4 E20 N37 W25 N11 $ S11 E25 N11 $.

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	1986	1986	3	58	2,030	
2	0812	CONCRETE C	0	100	0	0	2,786.00	SF	4.00	4.00	100	1986	1986	3	47	5,238	
3	0812	CONCRETE C	0	100	26	4	104.00	SF	4.00	4.00	100	1986	1986	3	47	196	
4	1242	WD DECK A	0	100	29	23	667.00	SF	10.00	10.00	100	1998	1998	3	20	1,334	

LAND DESCRIPTION

TOTAL OB/XF 8,798

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 01/06/2023 BY TWA Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 07/30/2025 BY SYS