

LOT 42
IN OR 317 PG 235
SELVA VERDA 2 PB 4/77

FORD JERRY C III & CAROL M
2425 LOS ROBLES DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-1686-0042-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	21	STONE 70
Exterior Wall	05	AVERAGE 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	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

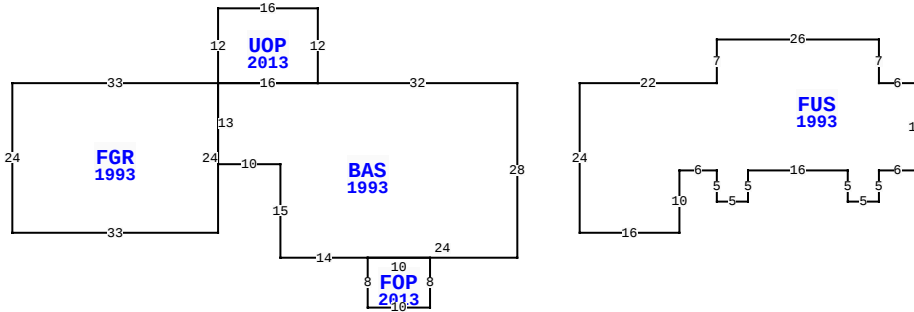
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1073.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,194	100	1993	1,194	143,391
FGR	792	55	1993	436	52,361
FOP	80	30	2013	24	2,882
FUS	1,148	100	1993	1,148	137,867
UOP	192	20	2013	38	4,563
TOTALS	3,406			2,840	341,065

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	0	0	1,385.00	SF	4.00
2	0810	CONCRETE A	0	100	0	0	160.00	SF	6.50
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
4	0812	CONCRETE C	0	100	16	12	192.00	SF	4.00

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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,840	106.9440	141.17	400,923	1984	1994	0	0	14.93	85.07	
1 SNGL FAM - 100% - 0 Heated Area: 2342 HX Base Yr 1985												



NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 1 2									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					341,065				
TOTAL MARKET OB/XF VALUE					5,443				
TOTAL LAND VALUE - MARKET					350,000				
TOTAL MARKET VALUE					696,508				
SOH/AGL Deduction					426,690				
ASSESSED VALUE					269,818				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					219,096				
TOTAL JUST VALUE					696,508				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					630,581				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122406	WIN/FP	30,000	11/29/2012
20111460	ELEC OTHER	2,500	08/24/2011
20102172	REMODEL	40,000	12/21/2010
B021976	REPAIR/RRF	5,000	11/20/2002

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0317/0235	6/01/1980	WD	Q	V		20,000	
GRANTOR:							
GRANTEE:							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W32 UOP=[YR=2013] N12 W16 S12 E16\$ W16FGR=[YR=1993] W33 S24E33 N24\$ S13 E10 S15 E14 FOP=[YR=2013] S8 E10 N8 W10\$ E24 N28\$PTR= E10 FUS=[YR=1993] E22 N7 E26 S7 E6 S14 W6 S5 W5 N5 W16 S5 W5 N5 W6 S10 W16 N24\$ W10\$.									

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1	000140	C	RES GOLF	100		R1-G	0.00	0.00	1.00