LOT 45
SELVA VERDA 2 PB 4/77

WAGNER JOSEPH W & CINDY
2419 LOS ROBLES DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1686-0045-0000

BUILDING CHARACTERISTICS

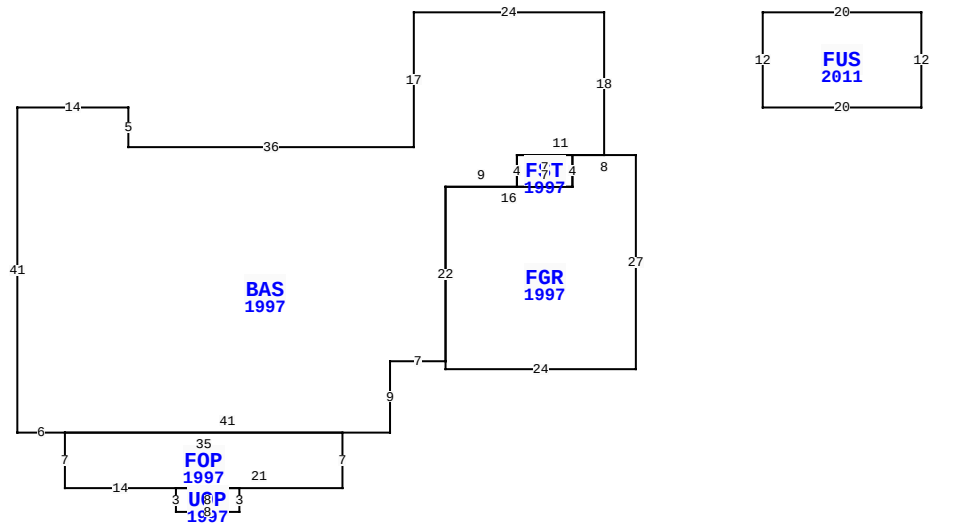
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
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	2,415	100	1997	2,415	299,664
FGR	584	55	1997	321	39,831
FOP	245	30	1997	74	9,182
FST	28	55	1997	15	1,861
FUS	240	100	2011	240	29,780
UOP	24	20	1997	5	620
TOTALS	3,536			3,070	380,939

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,070	108.6750	143.45	440,392	1997	1997	0	0	0	13.50	86.50

1 SNGL FAM – 100% - 2022 Heated Area: 2655 HX Base Yr 2022



2419 LOS ROBLES, FERNANDINA BEACH

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

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	0	0	1,276.00	SF	4.00	4.00	100	1997	1997	3	72	3,675	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	79	2,765	
3	0810	CONCRETE A	0	100	0	0	33.00	SF	6.50	6.50	100	1997	1997	3	72	154	
4	0861	POOL GUNIT	0	100	0	0	388.00	SF	85.00	85.00	100	1997	1997	3	20	6,596	
5	0845	KOOL DECK	0	100	0	0	1,091.00	SF	7.25	7.25	100	1997	1997	3	72	5,695	
6	0910	SCRN RM L	0	100	0	0	1,488.00	SF	15.00	15.00	100	1997	1997	3	20	4,464	
7	0858	SCULP CONC	0	100	0	0	367.00	SF	13.00	13.00	100	1998	1998	3	92	4,389	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		380,939
TOTAL MARKET OB/XF VALUE		27,738
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		758,677
SOH/AGL Deduction		118,866
ASSESSED VALUE		639,811
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		589,089
TOTAL JUST VALUE		758,677
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		690,769

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B972046	XFOB	7,412	09/16/1997
B9710609	SWIM POOL	14,000	07/18/1997
B9710454	NEW CONSTR	151,872	04/25/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2492/0999	8/31/2021	WD	Q	I	01	805,000
GRANTOR: HELENBROOK JOANNE						
GRANTEE: WAGNER JOSEPH W & C						
0688/0020	9/08/1993	WD	Q	V		55,500
GRANTOR: EDWARDS MONICA						
GRANTEE: HELENBROOK CHARLES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W24 S17 W36 N5 W14 S41 E6 FOP=[YR=1997] S7 E14 UOP=[YR=1997] S3 E8 N3 W8$ E21 N7 W35$ E41 N9 E7 FGR=[YR=1997] S1 E24 N27 W8 FST=[YR=1997] W7 S4 E7 N4$ S4 W16 S22$ N22 E9 N4 E11 N18$ PTR= E20 FUS=[YR=2011] E20 S12 W20 N12$ W20$.

LAND DESCRIPTION

TOTAL OB/XF 27,738

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