

LOT 49  
ESMT IN OR 442/310  
SELVA VERDA 2 PB 4/77

VERLINDE GREGORY A & ELIZABETH  
2411 LOS ROBLES  
FERNANDINA BEACH, FL 32034

2025

00-00-31-1686-0049-0000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 11 | BD/BTN AVG 100 |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 14 | CARPET 60      |
| Interior Floo            | 12 | HARDWOOD 40    |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 3 100          |
| Bathrooms                |    | 2.5 100        |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  |    | 2. 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       | 1,440            | 100         | 1993 | 1,440        | 220,698              |
| FGR       | 500              | 55          | 1993 | 275          | 42,148               |
| FOP       | 6                | 30          | 1993 | 2            | 307                  |
| FSP       | 435              | 40          | 2025 | 174          | 26,668               |
| FUS       | 1,060            | 100         | 1993 | 1,060        | 162,458              |
| UOP       | 100              | 20          | 1993 | 20           | 3,065                |

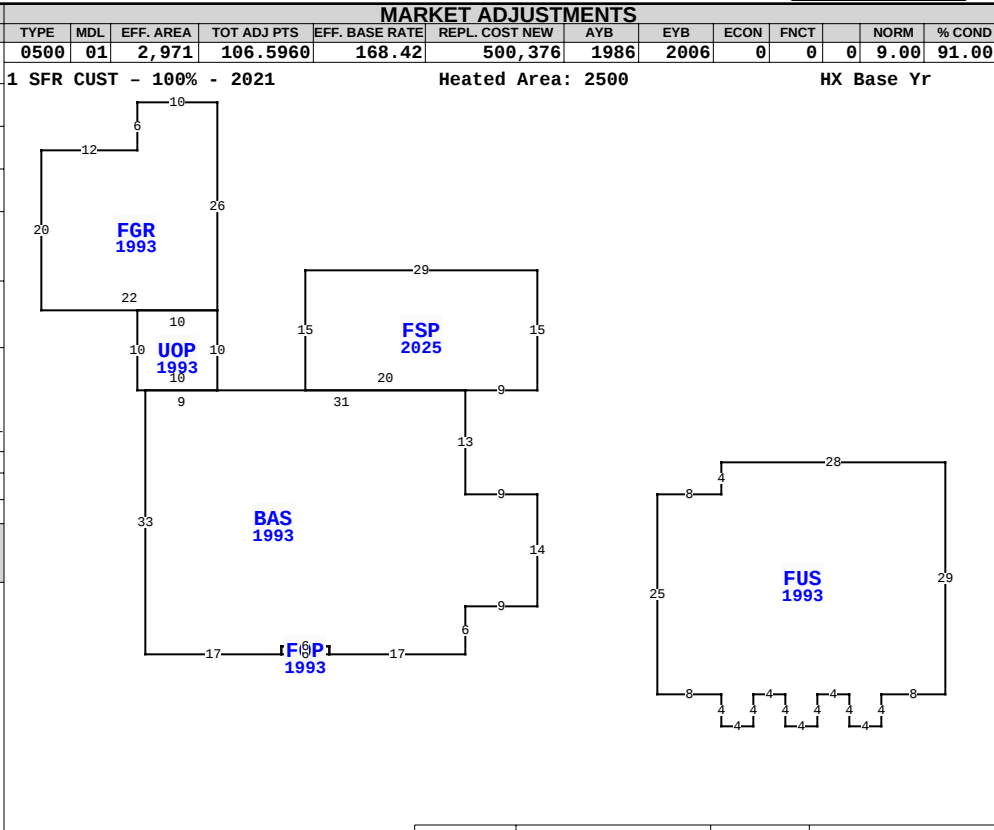
|        |       |  |  |       |         |
|--------|-------|--|--|-------|---------|
| TOTALS | 3,541 |  |  | 2,971 | 455,342 |
|--------|-------|--|--|-------|---------|

|                |  |
|----------------|--|
| EXTRA FEATURES |  |
|----------------|--|

| L N | 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  | 2,070.00 | SF | 4.00     | 4.00           | 100       | 1986    | 1986        | 3 | 47     | 3,892           |       |
| 3   | 0504       | FP-ELECTRI  | 0   | 100 | 0  | 0  | 1.00     | UT | 2,000.00 | 2,000.00       | 100       | 1986    | 1986        | 3 | 58     | 1,160           |       |
| 4   | 0861       | POOL GUNIT  | 0   | 100 | 32 | 16 | 512.00   | SF | 85.00    | 85.00          | 100       | 1987    | 1987        | 3 | 20     | 8,704           |       |
| 6   | 0825       | BRICK       | 0   | 100 | 24 | 3  | 72.00    | SF | 12.50    | 12.50          | 100       | 1987    | 1987        | 3 | 82     | 738             |       |
| 7   | 0855       | CONC PAVER  | 0   | 100 | 0  | 0  | 437.00   | SF | 10.00    | 10.00          | 100       | 2025    | 2024        |   | 100    | 4,370           |       |
| 8   | 0855       | CONC PAVER  | 0   | 100 | 53 | 3  | 159.00   | SF | 10.00    | 10.00          | 100       | 2025    | 2024        |   | 100    | 1,590           |       |
| 9   | 0912       | SCRN RM G   | 0   | 100 | 44 | 40 | 1,760.00 | SF | 20.00    | 20.00          | 100       | 2025    | 2024        |   | 100    | 35,200          |       |
|     |            |             |     |     |    |    |          |    |          |                |           |         |             |   |        |                 |       |
|     |            |             |     |     |    |    |          |    |          |                |           |         |             |   |        |                 |       |
|     |            |             |     |     |    |    |          |    |          |                |           |         |             |   |        |                 |       |

| LAND DESCRIPTION |          |     | TOTAL OB/XF 55,654   |     |     |          |       |       |             |           |     |           |        |         |            |                |            |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|-----------|--------|---------|------------|----------------|------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPHT FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE |
| 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 | 12/05/2024 | BY | DJ |
|-------------|------------|----|----|



|                                   |
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| 2411 LOS ROBLES, FERNANDINA BEACH |
|-----------------------------------|

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

| TOTAL OB/XF 55,654 |          |     |                      |     |     |          |       |       |             |           |     |           |        |         |
|--------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|-----------|--------|---------|
| L N                | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPHT FACT | % COND | TOT ADJ |
| 1                  | 000140   | C   | RES GOLF             | 100 |     | R1-G     | 0.00  | 0.00  | 1.00        | LT        |     | 1.00      | 1.00   | 1.00    |
|                    |          |     |                      |     |     |          |       |       |             |           |     |           |        |         |
|                    |          |     |                      |     |     |          |       |       |             |           |     |           |        |         |
|                    |          |     |                      |     |     |          |       |       |             |           |     |           |        |         |
|                    |          |     |                      |     |     |          |       |       |             |           |     |           |        |         |
|                    |          |     |                      |     |     |          |       |       |             |           |     |           |        |         |
|                    |          |     |                      |     |     |          |       |       |             |           |     |           |        |         |
|                    |          |     |                      |     |     |          |       |       |             |           |     |           |        |         |
|                    |          |     |                      |     |     |          |       |       |             |           |     |           |        |         |
|                    |          |     |                      |     |     |          |       |       |             |           |     |           |        |         |

|                   |                           |           |                 |                 |
|-------------------|---------------------------|-----------|-----------------|-----------------|
| Total Acres: 0.00 | Total Land Value: 350,000 | Market: 0 | Agricultural: 0 | Common: 350,000 |
|-------------------|---------------------------|-----------|-----------------|-----------------|

| NASSAU COUNTY PROPERTY |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| PAGE 1 of 1            |  |  |  |  |  |  |  |  |  |  |  |  |  |  |

| VALUATION BY              |           | STANDARD |
|---------------------------|-----------|----------|
| Tax Group: 2              | Tax Dist: |          |
| BUILDING MARKET VALUE     |           | 455,342  |
| TOTAL MARKET OB/XF VALUE  |           | 55,654   |
| TOTAL LAND VALUE - MARKET |           | 350,000  |
| TOTAL MARKET VALUE        |           | 860,996  |
| SOH/AGL Deduction         |           | 98,303   |
| ASSESSED VALUE            |           | 762,693  |
| TOTAL EXEMPTION VALUE     | 13        | 762,693  |
| BASE TAXABLE VALUE        |           | 0        |
| TOTAL JUST VALUE          |           | 860,996  |
| NCON VALUE                |           | 47,807   |
| INCOME VALUE              |           |          |
| PREVIOUS YEAR MKT VALUE   |           | 743,247  |

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| PERMIT NUM | DESCRIPTION   | AMT    | ISSUED     |
|------------|---------------|--------|------------|
| 2024-0184  | SCRN ENCL     | 15,000 | 04/15/2024 |
| 2024-0126  | FOOTINGS      | 75,000 | 04/03/2024 |
| 2024-0012  | DEMO SCRNM RM | 2,500  | 04/03/2024 |
| 20122557   | EXHFNS        | 375    | 12/21/2012 |
| 20122544   | REMODEL       | 500    | 12/19/2012 |
| 20122455   | REPAIR/RRF    | 400    | 12/06/2012 |

| SALES DATA                     |            |           |     |     |        |            |
|--------------------------------|------------|-----------|-----|-----|--------|------------|
| OFF RECORD Number              | DATE       | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 2417/1526                      | 12/15/2020 | WD        | Q   | I   | 01     | 650,000    |
| GRANTOR: STRAIN BRAD L & ASHLE |            |           |     |     |        |            |
| GRANTEE: VERLINDE GREGORY A    |            |           |     |     |        |            |
| 2001/0644                      | 8/29/2015  | WD        | Q   | I   | 01     | 420,000    |
| GRANTOR: CORNETT KEVIN R       |            |           |     |     |        |            |
| GRANTEE: STRAIN BRAD L & ASH   |            |           |     |     |        |            |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|-------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1993;ORIG=0,0] W9 N13 W31 W9 S33 E17 N1 E6 S1 E17 N6 E9 N14 \$              |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| FUS=[YR=1993;ORIG=15,0] E8 N4 E28 S29 W8 S4 W4 N4 W4 S4 W4 N4 W4 S4 W4 N4 W8 N25 \$ |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| FGR=[YR=1993;ORIG=-40,-23] N26 W10 S6 W12 S20 E22 \$                                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| UOP=[YR=1993;ORIG=-40,-13] N10 W10 S10 E10 \$                                       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| FOP=[YR=1993;ORIG=-32,20] E6 N1 W6 S1 \$                                            |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| PTR=[ORIG=0,0] E15 W15 \$                                                           |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| FSP=[YR=2025;ORIG=-29,-13] E20 E9 N15 W29 S15 \$                                    |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| .                                                                                   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |