

LOT 50
ESMT IN OR 442/300
SELVA VERDA 2 PB 4/77

HABLE THOMAS V
2409 LOS ROBLES DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-1686-0050-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
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	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1073.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,267	100	1993	1,267	147,239
FEP	264	80	2008	211	24,520
FGR	690	55	1993	380	44,160
FOP	65	30	1993	20	2,324
FUS	844	100	1993	844	98,082

TOTALS	3,130			2,722	316,326
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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	0811	CONCRETE B	0	100	0	0	790.00	SF	5.20	5.20	100	1981	1981	3	32.5	1,335	
2	0810	CONCRETE A	0	100	0	0	59.00	SF	6.50	6.50	100	1981	1981	3	32.5	125	
3	0845	KOOL DECK	0	100	97	6	582.00	SF	7.25	7.25	100	1988	1988	3	52	2,194	
4	0861	POOL GUNIT	0	100	28	14	392.00	SF	85.00	85.00	100	1988	1988	3	20	6,664	
5	0810	CONCRETE A	0	100	13	20	260.00	SF	6.50	6.50	100	1981	1981	3	32.5	549	
6	0910	SCRN RM L	0	100	40	24	960.00	SF	15.00	15.00	100	1988	1988	3	20	2,880	
7	0858	SCULP CONC	0	100	35	4	140.00	SF	13.00	13.00	100	1998	1998	3	92	1,674	
8	0858	SCULP CONC	0	100	0	0	248.00	SF	13.00	13.00	100	1998	1998	3	92	2,966	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,722	107.0400	141.29	384,591	1981	1981	0	0	0 17.75	82.25
1 SNGL FAM - 100% - 0 Heated Area: 2111 HX Base Yr											
2409 LOS ROBLES, FERNANDINA BEACH											

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

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	0811	CONCRETE B	0	100	0	0	790.00	SF	5.20	5.20	100	1981	1981	3	32.5	1,335	
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8	0858	SCULP CONC	0	100	0	0	248.00	SF	13.00	13.00	100	1998	1998	3	92	2,966	

TOTAL OB/XF

18,387																							
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Market: 0 Agricultural: 0 Common: 350,000

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		PAGE 1 of 1	2
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	316,326		
TOTAL MARKET OB/XF VALUE	18,387		
TOTAL LAND VALUE - MARKET	350,000		
TOTAL MARKET VALUE	684,713		
SOH/AGL Deduction	449,673		
ASSESSED VALUE	235,040		
TOTAL EXEMPTION VALUE	55,722		
BASE TAXABLE VALUE	179,318		
TOTAL JUST VALUE	684,713		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	619,167		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B969597	REPAIR/RRF	2,500	02/13/1996
4686	XFOB	3,800	02/11/1988

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2717/1034	3/28/2024	QC	U	I	11	100

SALES DATA

GRANTOR: HABLE THOMAS V	
GRANTEE: HABLE THOMAS V	
2320/0466	11/18/2019 QC U I 11 100
GRANTOR: HABLE THOMAS V & JEAN	
GRANTEE: HABLEMABE ANNE M &	

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

BUILDING NOTES

BAS=[YR=1993] W16 FEP=[YR=2008] N12 W22 S12 E22\$ W22 S4 FGR=[YR=1993] W23 S30 E23 N30\$ S29 E12 FOP=[YR=1993] S3 E13 N5 W13 S2\$ N2 E13 S5 E13 N36\$ PTR= N20 FUS=[YR=1993] N20 W13 N4 W16 S4 W10 S20 E39\$ S20 \$.
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BUILDING DIMENSIONS

BAS=[YR=1993] W16 FEP=[YR=2008] N12 W22 S12 E22\$ W22 S4 FGR=[YR=1993] W23 S30 E23 N30\$ S29 E12 FOP=[YR=1993] S3 E13 N5 W13 S2\$ N2 E13 S5 E13 N36\$ PTR= N20 FUS=[YR=1993] N20 W13 N4 W16 S4 W10 S20 E39\$ S20 \$.
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