LOT 52
IN OR 2219/1234
ESMT IN OR 442/304

POWELL ROSS H & BONNIE C TRUST/POWELL ROSS H TRUST
2405 LOS ROBLES DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-1686-0052-0000

BUILDING CHARACTERISTICS

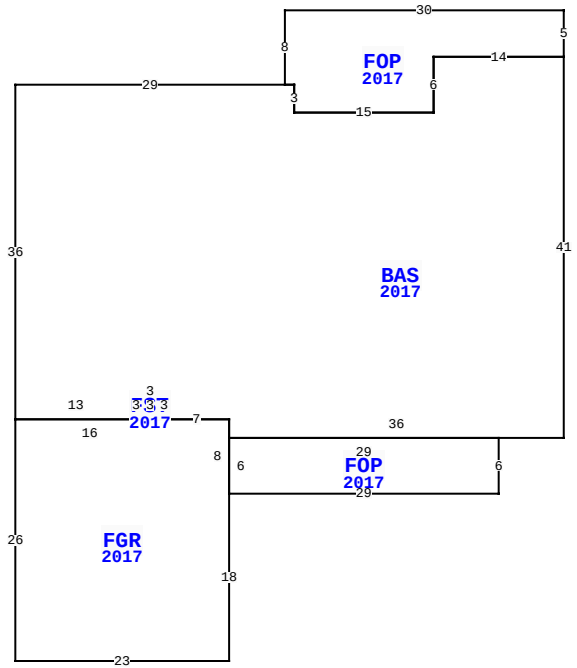
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,184	100	2017	2,184	409,460
FGR	598	55	2017	329	61,681
FOP	174	30	2017	52	9,749
FOP	243	30	2017	73	13,686
FST	9	55	2017	5	937
TOTALS	3,208			2,643	495,514

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	11	2,643	146.4259	193.28	510,839	2017	2017	0	0	0	3.00	97.00

1 SNGL FAM – 100% - 2018 Heated Area: 2184 HX Base Yr 2018



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

2405 LOS ROBLES DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		495,514
TOTAL MARKET OB/XF VALUE		58,969
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		904,483
SOH/AGL Deduction		371,223
ASSESSED VALUE		533,260
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		482,538
TOTAL JUST VALUE		904,483
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		832,614

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20162687	CO ISSUED	0	04/05/2017
20170943	ENCLOSURE	9,100	03/30/2017
20170268	SWIM POOL	34,000	01/30/2017
20162687	NEW CONSTR	282,874	09/30/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2219/1234	8/23/2018	WD	U	I	11	100
GRANTOR: POWELL ROSS H & BONNI						
GRANTEE: POWELL ROSS H & BON						
2069/1697	8/30/2016	WD	Q	V	01	158,000
GRANTOR: DAVIS RONALD G & ETHE						
GRANTEE: POWELL ROSS H & BON						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2017] W30 S8 BAS=[YR=2017] W29 S36 FGR=[YR=2017] S26 E23 N18 FOP=[YR=2017] E29 N6 W29 S6$ N8 W7 FST=[YR=2017] N3 W3 S3 E3$ W16$ E13 N3 E3 S3 E7 S2 E36 N41 W14 S6 W15 N3 W1 $ E1 S3 E15 N6 E14 N5$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2017	2017	3	97	1,940	
2	0811	CONCRETE B	0	100	0	0	1,441.00	SF	5.20	5.20	100	2017	2017	3	96	7,193	
3	0810	CONCRETE A	0	100	0	0	183.00	SF	6.50	6.50	100	2017	2017	3	96	1,142	
4	0861	POOL GUNIT	0	100	0	0	450.00	SF	85.00	85.00	100	2017	2017	3	81	30,983	
5	0911	SCRN RM A	0	100	0	0	977.00	SF	17.50	17.50	100	2017	2017	3	74	12,652	
6	0855	CONC PAVER	0	100	0	0	527.00	SF	10.00	10.00	100	2017	2017	3	96	5,059	

LAND DESCRIPTION

TOTAL OB/XF 58,969

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 04/03/2024 BY KBA Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 07/30/2025 BY SYS