LOT 53
IN OR 2231/1285
SELVA VERDA 2 PB 4/77

RIGGS ROGER
2403 LOS ROBLES
FERNANDINA BEACH, FL 32034

2025

00-00-31-1686-0053-0000

BUILDING CHARACTERISTICS

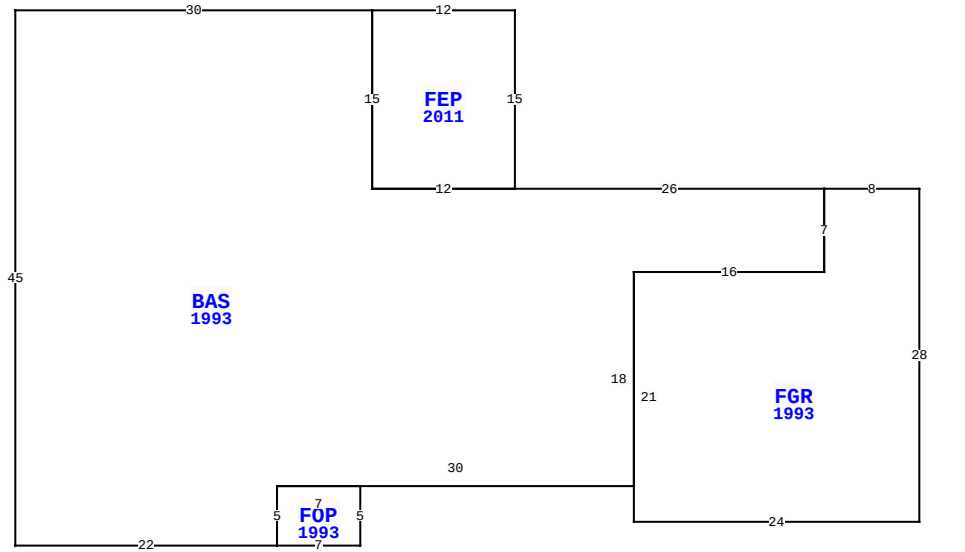
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	21	STONE 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,972	100	1993	1,972	234,755
FEP	180	80	2011	144	17,142
FGR	560	55	1993	308	36,666
FOP	35	30	1993	10	1,190
TOTALS	2,747			2,434	289,753

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,434	112.2100	148.12	360,524	1981	1981	0	0	0	19.63	80.37

1 SNGL FAM – 100% - 2023 Heated Area: 1972 HX Base Yr 2023



2403 LOS ROBLES, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		289,753
TOTAL MARKET OB/XF VALUE		3,546
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		593,299
SOH/AGL Deduction		124,687
ASSESSED VALUE		468,612
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		417,890
TOTAL JUST VALUE		593,299
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		529,455

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2231/1285	9/28/2018	WD	Q	I	02	325,000
GRANTOR: BARRY LAND LLC						
GRANTEE: RIGGS ROGER						
0901/1032	9/30/1999	QC	U	I	07	100
GRANTOR: BARRY ARTHUR P JR						
GRANTEE: BARRY LAND LLC						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W8 BAS=[YR=1993] W26 FEP=[YR=2011] N15 W12 S15 E12$W12N15 W30S45 E22 FOP=[YR=1993] E7 N5 W7 S5 $ N5 E30 N18 E16 N7$ S7 W16 S21 E24 N28$.

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	192.00	SF	4.00	4.00	100	1981	1981	3	32.5	250	
2	0812	CONCRETE C	0	100	0	0	1,283.00	SF	4.00	4.00	100	1981	1981	3	32.5	1,668	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1981	1981	3	46.5	1,628	

LAND DESCRIPTION

TOTAL OB/XF 3,546

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	000100	C	RES	100		R1-G	0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							

REVIEW DATE 01/06/2023 BY TWA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/30/2025 BY SYS