LOT 55
IN OR 775/1430
SELVA VERDA SUB 3 PB 4/102

TERRY RONALD E & SANDRA G
3624 VIA DEL MAR
FERNANDINA BEACH, FL 32034

2025

00-00-31-1687-0055-0000

BUILDING CHARACTERISTICS

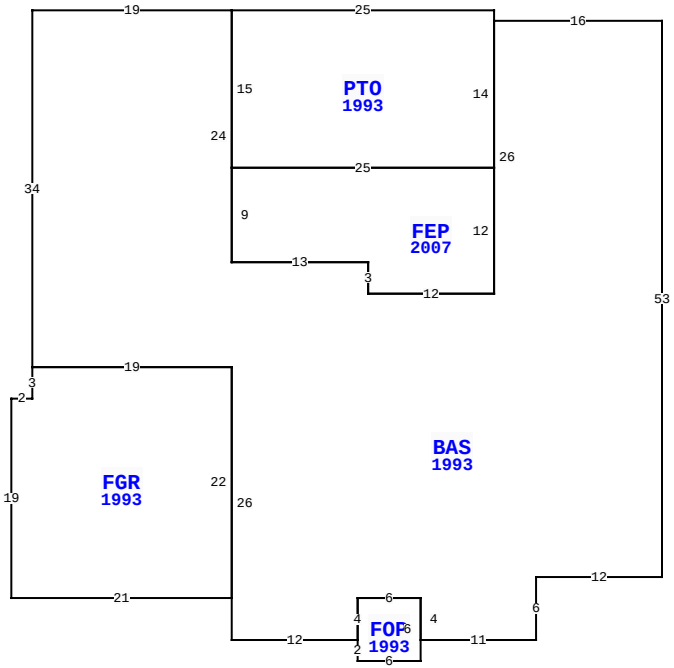
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,358	100	1993	2,358	282,906
FEP	261	80	2007	209	25,075
FGR	456	55	1993	251	30,114
FOP	36	30	1993	11	1,320
PTO	375	5	1993	19	2,279
TOTALS	3,486			2,848	341,695

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,848	109.8240	144.97	412,875	1993	1993	0	0	0	17.24	82.76

1 SNGL FAM – 100% - 1997 Heated Area: 2358 HX Base Yr 1997



3624 VIA DEL MAR, 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		341,695
TOTAL MARKET OB/XF VALUE		7,278
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		698,973
SOH/AGL Deduction		445,988
ASSESSED VALUE		252,985
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		202,263
TOTAL JUST VALUE		698,973
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		632,396

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110837	H/AC	3,500	05/31/2011
7787	NEW CONSTR	94,585	07/07/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0775/1430	10/31/1996	WD	Q	I		217,500
GRANTOR: HILL MAHLON H & VERA						
GRANTEE: TERRY RONALD E & SA						
0693/0604	11/19/1993	WD	U	I	07	100
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: HILL MAHLON & VERA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 PTO=[YR=1993] N1 W25 S15 FEP=[YR=2007] S9 E13 S3 E12 N12 W25$ E25 N14$ S26 W12 N3 W13 N24 W19 S34 FGR=[YR=1993] S3 W2 S19 E21 N22 W19$ E19S26 E12 FOP=[YR=1993] S2 E6 N6 W6 S4$ N4E6 S4 E11 N6 E12 N53$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	72	2,520	
2	0812	CONCRETE C	0	100	0	0	1,579.00	SF	4.00	4.00	100	1993	1993	3	64	4,042	
3	0810	CONCRETE A	0	100	0	0	172.00	SF	6.50	6.50	100	1993	1993	3	64	716	

LAND DESCRIPTION

TOTAL OB/XF 7,278

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 08/20/2019 BY DJA Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 07/30/2025 BY SYS