LOT 56
IN OR 724/1629
SELVA VERDA SUB #3 PB 4/102

LOCKER JANETTE
3622 VIA DEL MAR
FERNANDINA BEACH, FL 32034

2025

00-00-31-1687-0056-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	08	DECORATIVE 10
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

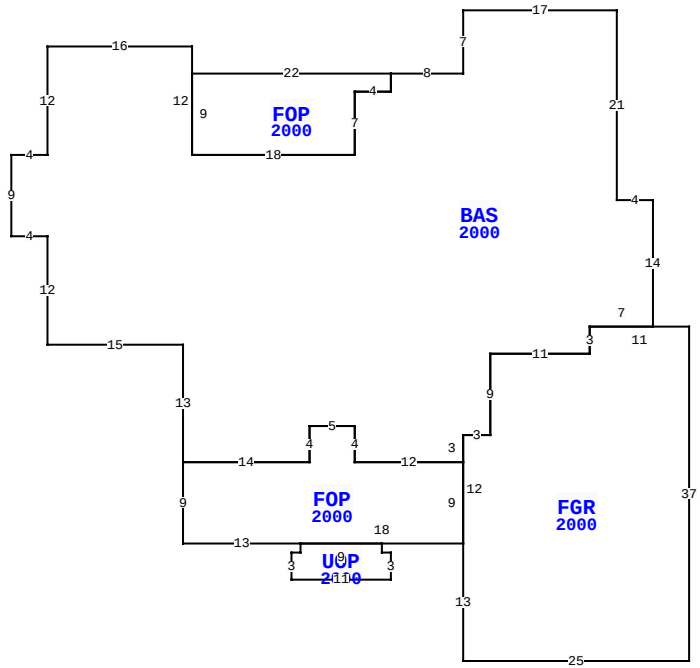
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1073.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,397	100	2000	2,397	275,686
FGR	856	55	2000	471	54,171
FOP	170	30	2000	51	5,865
FOP	299	30	2000	90	10,351
UOP	42	20	2000	8	920
TOTALS	3,764			3,017	346,994

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,017	106.2600	140.26	423,164	2000	2000	0	0	0	18.00	82.00

1 SNGL FAM – 100% - 2001 Heated Area: 2397 HX Base Yr 2001



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

3622 VIA DEL MAR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		346,994
TOTAL MARKET OB/XF VALUE		12,388
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		709,382
SOH/AGL Deduction		366,216
ASSESSED VALUE		343,166
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		287,444
TOTAL JUST VALUE		709,382
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		644,272

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B984917	NEW CONSTR	142,756	02/02/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0724/1629	3/02/1995	WD	Q	V	05	46,000
GRANTOR: WENTZ GREGORY ARTHUR						
GRANTEE: LOCKER TRACY L & JA						
0678/0142	4/01/1993	WD	Q	V	05	27,500
GRANTOR: COMMUNITY 1ST BANK						
GRANTEE: WENTZ GREGORY ARTHU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W4 N21 W17 S7 W8 FOP=[YR=2000] W22 S9 E18 N7 E4 N2 $ S2 W4 S7 W18 N12 W16 S12 W4 S9 E4 S12 E15 S13 FOP=[YR=2000] S9 E13 UOP=[YR=2000] S1 W1 S3 E11 N3 W1 N1 W9 $ E18 FGR=[YR=2000] S13 E25 N37 W11 S3 W11 S9 W3 S12 $ N9 W12 N4 W5 S4 W14 $ E14 N4 E5 S4 E12 N3 E3 N9 E11 N3 E7 N14 $.

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	2,199.00	SF	4.00	4.00	100	2000	2000	3	77	6,773	
2	0810	CONCRETE A	0	100	0	0	323.00	SF	6.50	6.50	100	2000	2000	3	77	1,617	
3	0810	CONCRETE A	0	100	0	0	383.00	SF	6.50	6.50	100	2000	2000	3	77	1,917	
4	0825	BRICK	0	100	0	0	179.00	SF	12.50	12.50	100	2000	2000	3	93	2,081	

LAND DESCRIPTION

TOTAL OB/XF 12,388

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 07/30/2025 BY SYS