

LOT 57
IN OR 665/955
SELVA VERDA SUB #3 PB 4/102

WILSON MICHAEL P & PEGGY P
3620 VIA DEL MAR
FERNANDINA BEACH, FL 32034

2025

00-00-31-1687-0057-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	05	AVERAGE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
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.	2. 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			

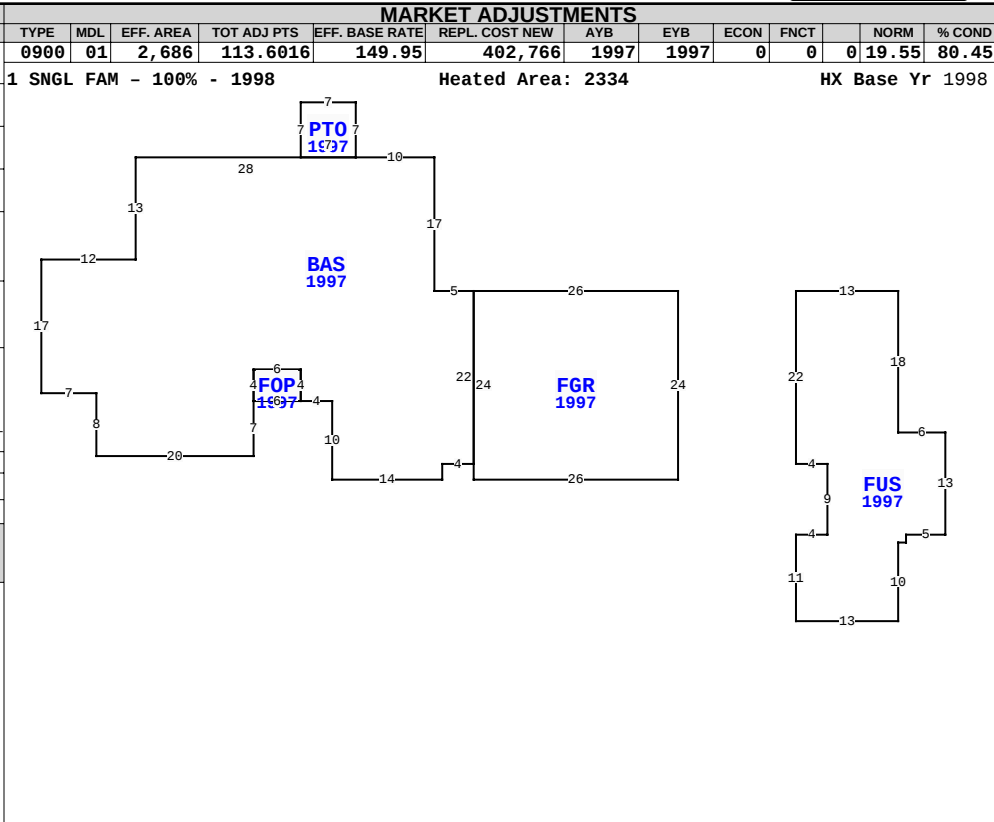
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,745	100	1997	1,745	210,508
FGR	624	55	1997	343	41,378
FOP	24	30	1997	7	845
FUS	589	100	1997	589	71,054
PTO	49	5	1997	2	241

TOTALS	3,031			2,686	324,025
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
2	0812	CONCRETE C	0	100	0	0	2,400.00	SF	4.00
3	0810	CONCRETE A	0	100	0	0	94.00	SF	6.50
4	0855	CONC PAVER	0	100	0	0	1,893.00	SF	10.00
5	0855	CONC PAVER	0	100	9	4	36.00	SF	10.00
6	0462	ST/AL FNC	0	100	134	0	536.00	SF	10.00
7	0861	POOL GUNIT	0	100	0	0	458.00	SF	85.00
8	0855	CONC PAVER	0	100	0	0	821.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000140	C	RES GOLF	100	0006	R1-G	0.00	0.00	1.00

REVIEW DATE	08/20/2019	BY	DJA
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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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1997	1997	3	79	1,580	
2	0812	CONCRETE C	0	100	0	0	2,400.00	SF	4.00	4.00	100	1997	1997	3	72	6,912	
3	0810	CONCRETE A	0	100	0	0	94.00	SF	6.50	6.50	100	1997	1997	3	72	440	
4	0855	CONC PAVER	0	100	0	0	1,893.00	SF	10.00	10.00	100	2009	2009	3	89	16,848	
5	0855	CONC PAVER	0	100	9	4	36.00	SF	10.00	10.00	100	2009	2009	3	89	320	
6	0462	ST/AL FNC	0	100	134	0	536.00	SF	10.00	10.00	100	2010	2010	3	56	3,002	
7	0861	POOL GUNIT	0	100	0	0	458.00	SF	85.00	85.00	100	2010	2010	3	56	21,801	
8	0855	CONC PAVER	0	100	0	0	821.00	SF	10.00	10.00	100	2010	2010	3	90	7,389	

TOTAL OB/XF									
58,292									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000140	C	RES GOLF	100	0006	R1-G	0.00	0.00	1.00

Market:	0
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NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					324,025				
TOTAL MARKET OB/XF VALUE					58,292				
TOTAL LAND VALUE - MARKET					350,000				
TOTAL MARKET VALUE					732,317				
SOH/AGL Deduction					398,668				
ASSESSED VALUE					333,649				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					282,927				
TOTAL JUST VALUE					732,317				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					670,052				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20091495	XFOB	3,600	11/02/2009
20081560	H/AC	4,500	10/13/2008
B9610067	NEW CONSTR	131,000	10/01/1996

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
0665/0955	8/24/1992	WD	Q	V		29,500			
GRANTOR: CITY FDNA BEACH									
GRANTEE: WILSON MICHAEL & P									
0634/0762	8/26/1991	WD	U	V	09	67,200			
GRANTOR: US #1 FARM CENTER									
GRANTEE: CITY FDNA BEACH									

BUILDING NOTES									
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BUILDING DIMENSIONS									
FGR=[YR=1997] W26 BAS=[YR=1997] W5 N17 W10 PTO=[YR=1997] N7 W7 S7 E7 \$ W28 S13 W12 S17 E7 S8 E20 N7 FOP=[YR=1997] E6 N4 W6 S4 \$ N4 E6 S4 E4 S10 E14 N2 E4 N22 \$ S24 E26 N24 \$ PTR=E15 FUS=[YR=1997] E13 S18 E6 S13 W5 S1 W1 S10 W13 N11 E4 N9 W4 N22 \$ W15 \$.									