

LOT 58
IN OR 657 PG 679
SELVA VERDA SUB 3 PB 4/102

MANNING PAUL & DEBORAH
3618 VIA DEL MAR
FERNANDINA BEACH, FL 32034

2025

00-00-31-1687-0058-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
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. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 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	1,322	100	1993	1,322	166,064
FGR	810	55	1993	446	56,025
FOP	224	30	1993	67	8,416
FOP	200	30	2007	60	7,537
FUS	527	100	1993	527	66,200
UOP	48	20	2007	10	1,256

TOTALS	3,131			2,432	305,498
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0861	POOL GUNIT	0	100	0	0	415.00	SF	85.00
3	0845	KOOL DECK	0	100	0	0	788.00	SF	7.25
4	0910	SCRN RM L	0	100	0	0	1,469.00	SF	15.00
5	0858	SCULP CONC	0	100	0	0	2,303.00	SF	13.00

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		R1-G	0.00	0.00	1.00

REVIEW DATE	08/20/2019	BY	DJA
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,432	118.9524	157.02	381,873	1984	1984	0	0	20.00	80.00	
1 SNGL FAM - 100% - 0 Heated Area: 1849 HX Base Yr												

3618 VIA DEL MAR, FERNANDINA BEACH	BLD DATE	LGL DATE	05/08/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	54	1,890	
2	0861	POOL GUNIT	0	100	0	0	415.00	SF	85.00	85.00	100	1999	1999	3	21	7,408	
3	0845	KOOL DECK	0	100	0	0	788.00	SF	7.25	7.25	100	1999	1999	3	75	4,285	
4	0910	SCRN RM L	0	100	0	0	1,469.00	SF	15.00	15.00	100	1999	1999	3	20	4,407	
5	0858	SCULP CONC	0	100	0	0	2,303.00	SF	13.00	13.00	100	2004	2004	3	95	28,442	

TOTAL OB/XF															46,432		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE						
R1-G	0.00	0.00	1.00	LT		1.00	1.00	1.00	350,000.00	350,000.00	350,000.00						

Total Acres: 0.00	Total Land Value: 350,000	Market: 0	Agricultural: 0	Common: 350,000
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE				305,498	
TOTAL MARKET OB/XF VALUE				46,432	
TOTAL LAND VALUE - MARKET				350,000	
TOTAL MARKET VALUE				701,930	
SOH/AGL Deduction				419,110	
ASSESSED VALUE				282,820	
TOTAL EXEMPTION VALUE		HX HB		50,722	
BASE TAXABLE VALUE				232,098	
TOTAL JUST VALUE				701,930	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				638,719	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110289	REPAIR/RRF	8,131	03/03/2011
20110207	REMODEL	4,200	02/14/2011
20052534	REPAIR/RRF	6,000	08/26/2005
20052235	REMODEL	1,000	07/15/2005
20052167	H/AC	3,000	07/07/2005
20051917	REMODEL	50,000	06/07/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0657/0679	5/12/1992	WD	Q	I	
GRANTOR: DENNIS RALPH & R J					
GRANTEE: MANNING PAUL & D					
0593/0227	3/20/1990	WD	Q	I	
GRANTOR: THOMAS ROBERT H JR					
GRANTEE: DENNIS RALPH & R					

BUILDING NOTES					

BUILDING DIMENSIONS					
FGR=[YR=1993] W27 BAS=[YR=1993] W11 FOP=[YR=2007] N4 W25					
UOP=[YR=2007] W6 S8 E6 N8\$ S8 E25 N4\$ S4 W31 N4 W14 S23 E2					
D2 R2 E6 U2 R2 E1 S4 E2 FOP=[YR=1993] S8 E28 N8 W28\$ E30					
N4 E1 D2 R2 E5 U2 R2 E1 N23\$ S30 E27N30\$ PTR=E20					
FUS=[YR=1993] E30 S17 W5 S4 W4 N4 W2 N5 W3 S5 W6 S4 W4 N4 W6					
N17 \$ W20\$.					