LOT 60
IN OR 652 PG 1140
SELVA VERDA SUB #3 PB 4/102

RUPPEL JACK C & ROBERTA L
3614 VIA DEL MAR
FERNANDINA BEACH, FL 32034

2025

00-00-31-1687-0060-0000

BUILDING CHARACTERISTICS

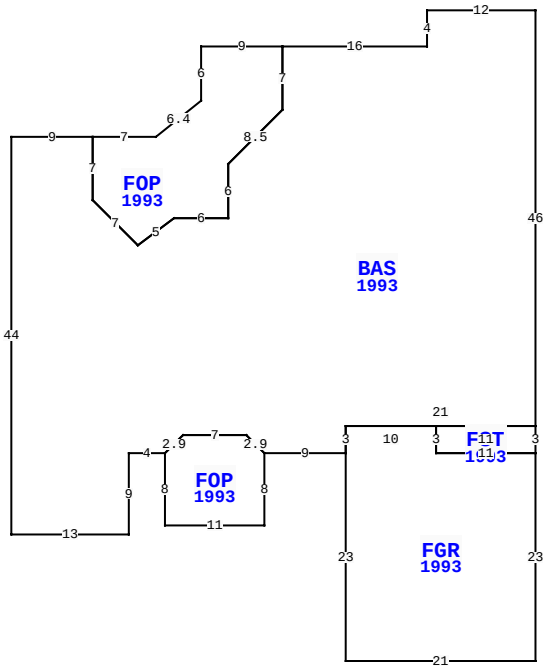
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
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	2,251	100	1993	2,251	283,203
FGR	513	55	1993	282	35,479
FOP	106	30	1993	32	4,026
FOP	244	30	1993	73	9,184
FST	33	55	1993	18	2,265
TOTALS	3,147			2,656	334,157

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,656	112.7952	148.89	395,452	1993	1993	0	0	0	15.50	84.50

1 SNGL FAM – 100% - 0 Heated Area: 2251 HX Base Yr



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

3614 VIA DEL MAR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		334,157
TOTAL MARKET OB/XF VALUE		12,238
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		696,395
SOH/AGL Deduction		439,012
ASSESSED VALUE		257,383
TOTAL EXEMPTION VALUE	VX HX HB	55,722
BASE TAXABLE VALUE		201,661
TOTAL JUST VALUE		696,395
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		630,915

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7227	NEW CONSTR	127,418	07/28/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0652/1140	3/25/1992	WD	Q	V	03	32,000
GRANTOR: CITY OF FDNA BEACH						
GRANTEE: RUPPEL JACK & R L						
0634/0762	8/26/1991	WD	U	V	09	67,200
GRANTOR: US #1 FARM CENTER						
GRANTEE: CITY OF FDNA BEACH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 S4 W16 FOP=[YR=1993] W9 S6 L5 D4 W7 S7 R5 D5 R4 U3 E6 N6 R6 U6 N7$ S7 D6 L6 S6 W6 D3 L4 U5 L5 N7 W9 S44 E13 N9E4 FOP=[YR=1993] S8 E11 N8 L2 U2 W7 D2 L2 $ R2 U2 E7 D2 R2 E9 FGR=[YR=1993] S23 E21 N23 FST=[YR=1993] N3W11 S3 E11$ W11 N3 W10 S3$ N3 E21 N46$.

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	3,750.00	SF	4.00	4.00	100	1993	1993	3	64	9,600	
2	0810	CONCRETE A	0	100	0	0	288.00	SF	6.50	6.50	100	1993	1993	3	64	1,198	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1993	1993	3	72	1,440	

LAND DESCRIPTION

TOTAL OB/XF 12,238

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