LOT 67
IN OR 842/495
SELVA VERDA 3 PB 4/102

LEMMOND RONNIE G & DONNA D
3600 VIA DEL MAR
FERNANDINA BEACH, FL 32034

2025

00-00-31-1687-0067-0000

BUILDING CHARACTERISTICS

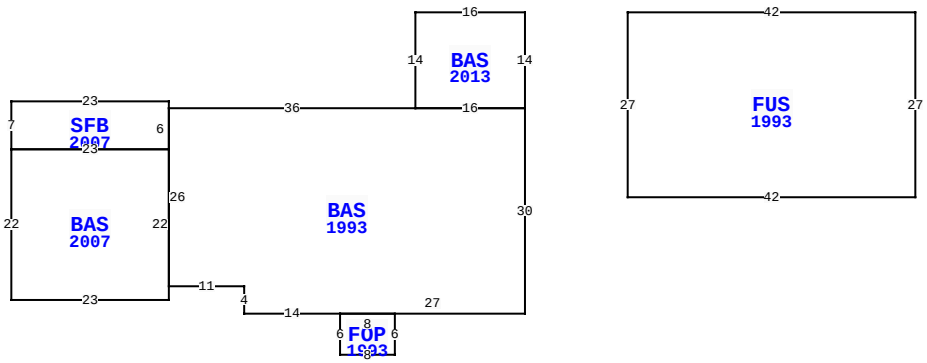
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	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	1,516	100	1993	1,516	158,538
BAS	506	100	2007	506	52,915
BAS	224	100	2013	224	23,425
FOP	48	30	1993	14	1,464
FUS	1,134	100	1993	1,134	118,590
SFB	161	80	2007	129	13,490
TOTALS	3,589			3,523	368,423

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,523	114.8175	151.56	533,946	1982	1982	0	0	0	31.00	69.00

1 SNGL FAM – 100% - 1999 Heated Area: 3509 HX Base Yr 1999



3600 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		368,423
TOTAL MARKET OB/XF VALUE		31,109
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		749,532
SOH/AGL Deduction		415,295
ASSESSED VALUE		334,237
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		283,515
TOTAL JUST VALUE		749,532
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		683,412

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100261	OTHER	3,500	02/08/2010
20070529	REPAIR/RRF	19,456	04/03/2007
B990516	SWIM POOL	17,000	05/25/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0842/0495	7/23/1998	WD	Q	I		177,000
GRANTOR: MAUMENEE ALFRED EDWAR						
GRANTEE: LEMMOND RONNIE G &						
0716/0627	10/18/1994	WD	Q	I		169,900
GRANTOR: HARDWICK JAMES O						
GRANTEE: MAUMENEE ALFRED E I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W16 S14 BAS=[YR=1993] W36 SFB=[YR=2007] N1 W23 S7 BAS=[YR=2007] S22 E23 N22 W23$ E23 N6$ S26 E11 S4 E14 FOP=[YR=1993] S6 E8 N6 W8$ E27 N30 W16$ E16 N14$ PTR= E15 FUS=[YR=1993] E42 S27 W42 N27$ W15$.

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	1,124.00	SF	4.00	4.00	100	1982	1982	3	35	1,574	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1982	1982	3	49	1,715	
3	0350	CARPORT WD	0	100	14	15	210.00	SF	13.00	13.00	100	2003	2003	3	20	546	
4	0940	SHEDS/PORT	0	100	12	20	240.00	SF	30.00	30.00	100	2000	2000	3	20	1,440	
5	0940	SHEDS/PORT	0	100	10	10	100.00	SF	30.00	30.00	100	2000	2000	3	20	600	
6	0866	POOL FIBER	0	100	0	0	703.00	SF	72.00	72.00	100	1999	1999	3	20	10,123	
7	0845	KOOL DECK	0	100	0	0	772.00	SF	7.25	7.25	100	1999	1999	3	75	4,198	
8	0858	SCULP CONC	0	100	0	0	532.00	SF	13.00	13.00	100	2006	2006	3	96	6,639	
9	1242	WD DECK A	0	100	0	0	781.00	SF	10.00	10.00	100	2006	2006	3	24	1,874	
10	0600	SUMMER KIT	0	100	0	0	1.00	UT	10,000.00	10,000.00	100	2006	2006	3	24	2,400	

TOTAL OB/XF 31,109

LAND DESCRIPTION

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