LOT 2 EX S1/2 (N1/2 AKA LOT 2)
IN OR 2167/630
DUNEWOOD SUB PB 5/182

RUBIO PEDRO J & EYAN K
7419 W MAGIC MOUNTAIN LANE
ROUND ROCK, TX 78681

**2026**

**00-00-31-1235-0002-0010**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

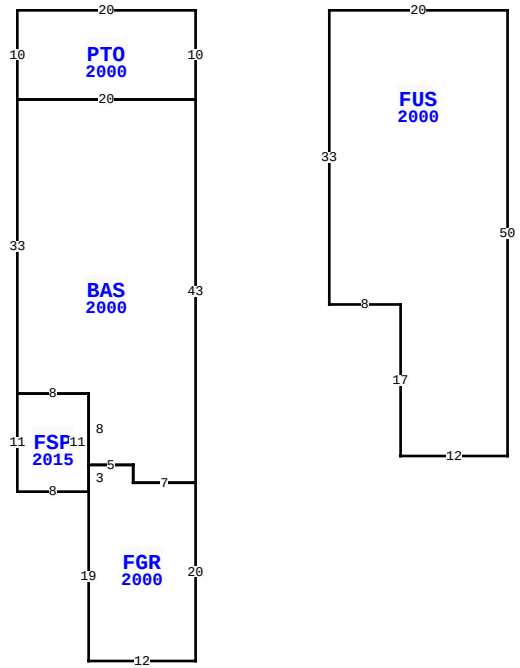
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 11 | CLAY TILE 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| Quality | 03 | Quality Level 03 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 01 |
| NEIGHBORHOOD/LOC | 1043.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 770 | 100 | 2000 | 770 | 100,554 |
| FGR | 250 | 55 | 2000 | 138 | 18,021 |
| FSP | 88 | 40 | 2015 | 35 | 4,571 |
| FUS | 864 | 100 | 2000 | 864 | 112,829 |
| PTO | 200 | 5 | 2000 | 10 | 1,306 |
| TOTALS | 2,172 | | | 1,817 | 237,281 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0320 | 11 | 1,817 | 141.7320 | 148.82 | 270,406 | 2000 | 2000 | 0 | 0 | 0 | 12.25 | 87.75 |

1 TOWNHOUSE 0% - 0 Heated Area: 1634 HX Base Yr




2318 1ST AV, FERNANDINA BEACH

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

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 237,281 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 180,000 |
| TOTAL MARKET VALUE | 417,281 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 417,281 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 417,281 |
| TOTAL JUST VALUE | 417,281 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 409,905 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20120665 | H/AC | 2,500 | 04/17/2012 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2444/1641 | 1/19/2021 | QC | U | I | 11 | 100 |
| GRANTOR: HOWARD CLIFFORD M & M | | | | | | |
| GRANTEE: RUBIO PEDRO J & EYA | | | | | | |
| 2426/1524 | 1/19/2021 | SW | P | I | 98 | 390,000 |
| GRANTOR: M.J. GOODING FAMILY T | | | | | | |
| GRANTEE: HOWARD CLIFFORD M & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

PTO=[YR=2000] W20 S10 BAS=[YR=2000] S33 FSP=[YR=2015] S11 E8 FGR=[YR=2000] S19 E12 N20 W7 N2 W5 S3 $ N11 W8 $ E8 S8 E5 S2 E7 N43 W20 $ E20 N10 $ PTR= E15 FUS=[YR=2000] E20 S50 W12 N17 W8 N33 $ 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 | 000100 | C | RES | 0 | | R-2 | 30.00 | 114.00 | 30.00 | FF | | 1.00 | 1.00 | 1.00 | 6,000.00 | 6,000.00 | 180,000 | | | | | | | |

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/09/2026 BY SYS