LOT 2
IN OR 1605/1686
SELVA VERDA SUB PB 4/49

MCEACHERN KIRK/HOCKETT PHYLLIS D
2613 VIA DEL REY
FERNANDINA BEACH, FL 32034

2026

00-00-31-1685-0002-0000

BUILDING CHARACTERISTICS

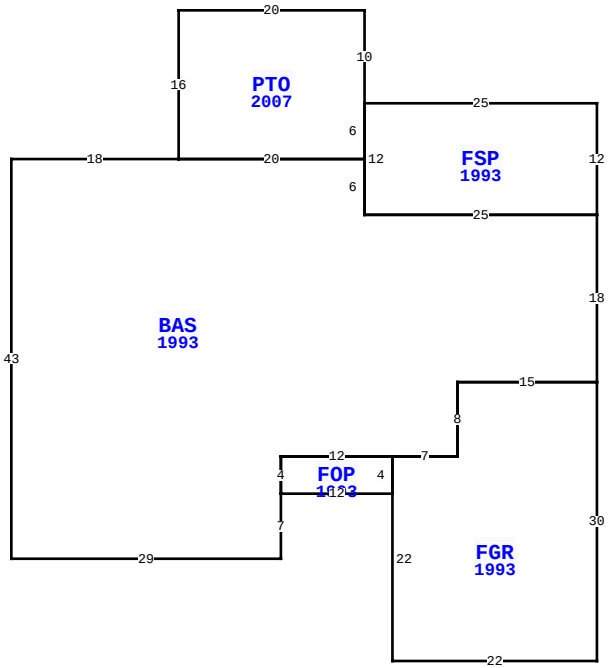
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	2,065	100	1993	2,065	232,847
FGR	604	55	1993	332	37,436
FOP	48	30	1993	14	1,579
FSP	300	40	1993	120	13,531
PTO	320	5	2007	16	1,804
TOTALS	3,337			2,547	287,197

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,547	99.8400	138.78	353,473	1979	1979	0	0	0	18.75	81.25

1 SNGL FAM 100% - 2010 Heated Area: 2065 HX Base Yr 2010



2613 VIA DEL REY, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/28/2026 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		287,197
TOTAL MARKET OB/XF VALUE		1,470
TOTAL LAND VALUE - MARKET		400,000
TOTAL MARKET VALUE		688,667
SOH/AGL Deduction		359,085
ASSESSED VALUE		329,582
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		278,171
TOTAL JUST VALUE		688,667
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		627,199

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101614	REMODEL	500	09/17/2010
20101257	H/AC	400	08/02/2010
20100882	OTHER	2,700	05/28/2010
20100773	ELEC OTHER	500	05/10/2010
20100738	OTHER	1,875	05/05/2010
20052829	H/AC	0	10/11/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1605/1686	2/17/2009	WD	Q	I	01	329,500
GRANTOR: EVANS CAROLINE A						
GRANTEE: MCEACHERN KIRK & PH						
0473/0382	11/01/1985	WD	U	I		115,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=1993] W25 PTO=[YR=2007] N10 W20 S16 BAS=[YR=1993] W18 S43 E29 N7 FOP=[YR=1993] E12 N4 W12 S4$ N4 E12 FGR=[YR=1993] S22 E22 N30 W15 S8 W7 $ E7 N8 E15 N18 W25 N6 W20$ E20 N6$ S12 E25 N12$.

EXTRA FEATURES

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
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	42	1,470	

LAND DESCRIPTION

TOTAL OB/XF 1,470

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	400,000.00	400,000.00	400,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 400,000 Market: 0 Agricultural: 0 Common: 400,000 PRINTED 07/09/2026 BY SYS