LOT 4
SELVA VERDA SUB PB 4/49

MAIRS FAMILY TRUST/MAIRS RITA P TRUSTEE
2605 VIA DEL REY
FERNANDINA BEACH, FL 32034

2026

00-00-31-1685-0004-0000

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	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		3.5 100
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

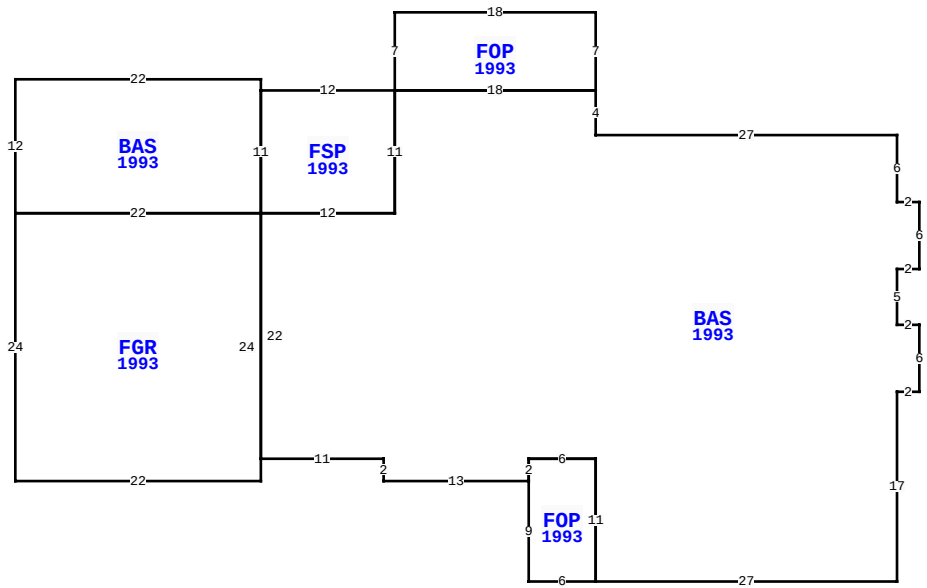
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1073.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	264	100	1993	264	31,199
BAS	1,988	100	1993	1,988	234,939
FGR	528	55	1993	290	34,272
FOP	66	30	1993	20	2,363
FOP	126	30	1993	38	4,491
FSP	132	40	1993	53	6,263
TOTALS	3,104			2,653	313,527

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,653	103.6800	144.12	382,350	1982	1982	0	0	0	18.00	82.00

1 SNGL FAM 100% - 0 Heated Area: 2252 HX Base Yr



2605 VIA DEL REY, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/28/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		313,527
TOTAL MARKET OB/XF VALUE		1,628
TOTAL LAND VALUE - MARKET		400,000
TOTAL MARKET VALUE		715,155
SOH/AGL Deduction		500,672
ASSESSED VALUE		214,483
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		158,072
TOTAL JUST VALUE		715,155
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		658,516

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20061322	REPAIR/RRF	2,700	06/12/2006
011592	REPAIR/RRF	6,000	07/12/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2256/1009	2/19/2019	WD	U	I	11	100
GRANTOR: MAIRS ADRIAN B & RITA						
GRANTEE: MAIRS FAMILY TRUST						
0598/1285	6/06/1990	WD	Q	I		165,000
GRANTOR: JONES MARJORIE M						
GRANTEE: MAIRS ADRIAN & RITA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W27 N4 FOP=[YR=1993] N7 W18 S7 FSP=[YR=1993] W12 BAS=[YR=1993] N1 W22 S12 FGR=[YR=1993] S24 E22 N24 W22$ E22 N11$ S11 E12 N11$E18$W18 S11W12S22E11S2E13FOP=[YR=1993] S9 E6 N11 W6 S2$ N2 E6 S11 E27 N17 E2 N6 W2 N5 E2 N6 W2 N6$.

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1982	1982	3	46.5	1,628	

LAND DESCRIPTION

TOTAL OB/XF 1,628

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