LOT 6
SELVA VERDA SUB PB 4/49

CAMPBELL BEVERLY
2535 VIA DEL REY ROAD
FERNANDINA BEACH, FL 32034

2026

00-00-31-1685-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

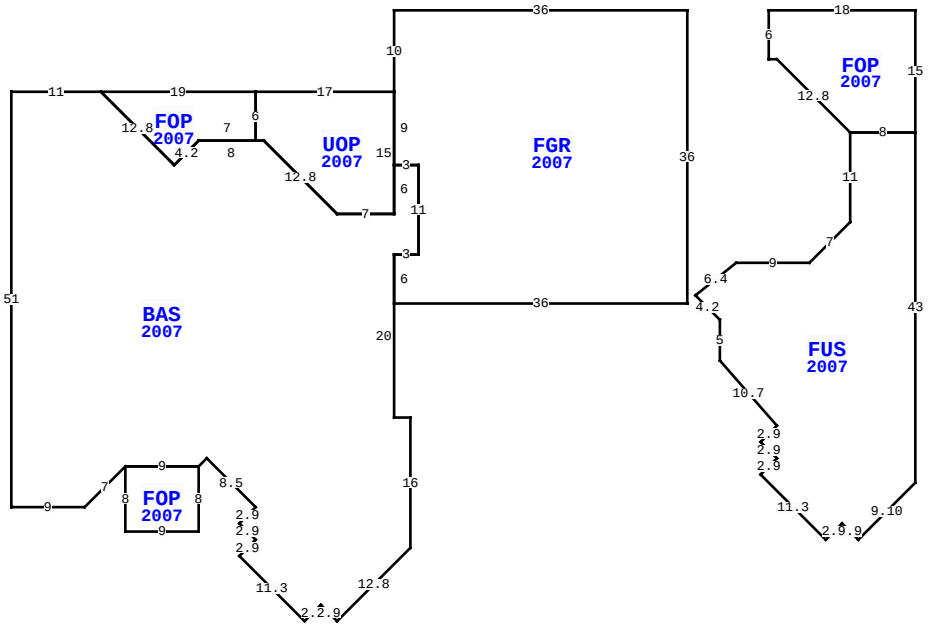
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1073.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,272	100	2007	2,272	309,590
FGR	1,263	55	2007	695	94,703
FOP	72	30	2007	22	2,998
FOP	105	30	2007	32	4,361
FOP	221	30	2007	66	8,994
FUS	799	100	2007	799	108,874
UOP	206	20	2007	41	5,586
TOTALS	4,938			3,927	535,106

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,927	107.7300	149.74	588,029	2007	2007	0	0	0	9.00	91.00

1 SNGL FAM 100% - 2020 Heated Area: 3071 HX Base Yr 2020



2535 VIA DEL REY, FERNANDINA BEACH

BLD DATE	11/29/2007 KK	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		535,106
TOTAL MARKET OB/XF VALUE		45,999
TOTAL LAND VALUE - MARKET		400,000
TOTAL MARKET VALUE		981,105
SOH/AGL Deduction		382,736
ASSESSED VALUE		598,369
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		541,958
TOTAL JUST VALUE		981,105
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		900,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20062754	GAS	350	12/18/2006
20062682	REMODEL	300	12/07/2006
20062423	SWIM POOL	13,650	10/30/2006
20061434	OTHER	6,450	06/26/2006
20061435	H/AC	6,240	06/26/2006
20061436	ELEC OTHER	7,400	06/26/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2280/0025	6/04/2019	WD	Q	I	01	585,000
GRANTOR: HARTLEY CLAUDE A & RI						
GRANTEE: CAMPBELL NEIL J & B						
1376/1571	12/27/2005	WD	Q	V		249,600
GRANTOR: KIRKCALDY RONALD & JO						
GRANTEE: HARTLEY CLAUDE A &						

BUILDING NOTES

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
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2007	2007	04	85	42,500	
4	0910	SCRN RM L	0	100	36	27	972.00	SF	15.00	15.00	100	2007	2007	3	24	3,499	

BUILDING DIMENSIONS

FGR=[YR=2007] W36 S10 UOP=[YR=2007] W17 FOP=[YR=2007] W19 BAS=[YR=2007] W11 S51 E9 U5 R5 FOP=[YR=2007] S8 E9 N8 W9$ E9 U1 R1 R6 D6 D2 L2 D2 R2 L2 D2 D8 R8 R2 U2 D2 R2 U9 R9 N16 W2 N20 E3 N11 W3 S6 W7 U9 L9 W8 D3 L3 L9 U9 $ D9 R9 R3 U3 E7 N6$ S6 E1 R9 D9 E7 N15$ S9 E3 S11 W3 S6 E36 N36$ PTR= E10 FOP=[YR=2007] E18 S15 FUS=[YR=2007] S43 D7 L7 U2 L2 D2 L2 L8 U8 R2 U2 L2 U2 U2 R2 U8 L7 N5 L3 U3 U4 R5 E9 U5 R5 N11 E8$ W8 L9 U9 W1 N6$ W10$.

LAND DESCRIPTION

TOTAL OB/XF 45,999

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	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