LOT 7
IN OR 2149/533
SELVA VERDA SUB PB 4/49

**BROUGHTON DEBORAH M & DAVID B**
2513 VIA DEL REY ROAD
FERNANDINA BEACH, FL 32034

**2026**

**00-00-31-1685-0007-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 12 | CEDAR 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 60 |
| Interior Floo | 11 | CLAY TILE 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2.5 100 |
| 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 |

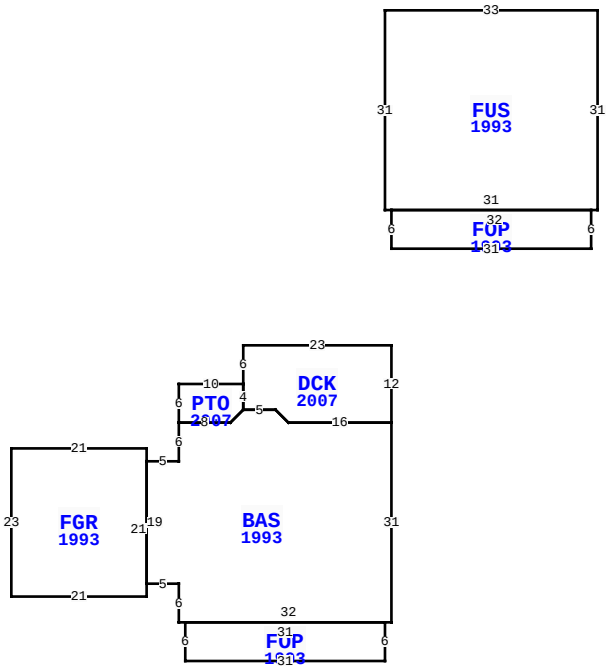
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1073.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,132 | 100 | 1993 | 1,132 | 144,991 |
| DCK | 264 | 10 | 2007 | 26 | 3,330 |
| FGR | 483 | 55 | 1993 | 266 | 34,070 |
| FOP | 186 | 30 | 1993 | 56 | 7,173 |
| FOP | 186 | 30 | 1993 | 56 | 7,173 |
| FUS | 1,023 | 100 | 1993 | 1,023 | 131,030 |
| PTO | 58 | 5 | 2007 | 3 | 385 |
| TOTALS | 3,332 | | | 2,562 | 328,151 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,562 | 118.1376 | 164.21 | 420,706 | 1981 | 1981 | 0 | 0 | 0 | 22.00 | 78.00 |

1 SNGL FAM 100% - 2018 Heated Area: 2155 HX Base Yr 2018




2513 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 | | 328,151 |
| TOTAL MARKET OB/XF VALUE | | 1,106 |
| TOTAL LAND VALUE - MARKET | | 400,000 |
| TOTAL MARKET VALUE | | 729,257 |
| SOH/AGL Deduction | | 345,138 |
| ASSESSED VALUE | | 384,119 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 332,708 |
| TOTAL JUST VALUE | | 729,257 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 670,701 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20051484 | REPAIR/RRF | 4,000 | 03/30/2005 |
| BP4315 | N/A | 1,500 | 05/29/1987 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2149/0533 | 9/27/2017 | WD | Q | I | 01 | 410,000 |
| GRANTOR: SIMSIC JARED M & AUDR | | | | | | |
| GRANTEE: BROUGHTON DEBORAH M | | | | | | |
| 1920/1579 | 6/02/2014 | WD | Q | I | 01 | 390,000 |
| GRANTOR: GARVEY JOHN F & HELEN | | | | | | |
| GRANTEE: SIMSIC JARED M & AU | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

DCK=[YR=2007] W23 S6 PTO=[YR=2007] W10 S6 BAS=[YR=1993] S6 W5 FGR=[YR=1993] N2 W21 S23 E21 N21 $ S19 E5 S6 E1 FOP=[YR=1993] S6 E31 N6 W31 $ E32 N31 W16 L2 U2 W5 D2 L2 W8$ E8 R2 U2 N4$ S4 E5 D2 R2 E16 N12$ PTR=N15 FOP=[YR=1993] N6 FUS=[YR=1993] W1 N31 E33 S31 W32$ E31 S6 W31$ S15$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 1,750.00 | 1,750.00 | 100 | 1981 | 1981 | 3 | 44 | 770 | |
| 4 | 1242 | WD DECK A | 0 | 100 | 0 | 0 | 140.00 | SF | 10.00 | 10.00 | 100 | 2007 | 2007 | 3 | 24 | 336 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,106

| 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