

LOT 8  
IN OR 690 PG 960  
SELVA VERDA SUB PB 4/49

STRIDER CHRISTOPHER ERIC & CHRISTINA W  
2509 VIA REY RD  
FERNANDINA BEACH, FL 32034-5268

2026

00-00-31-1685-0008-0000



| 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 70      |
| Interior Floo            | 11 | CLAY TILE 30   |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 3 100          |
| Bathrooms                |    | 2.5 100        |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  |    | 2. 100         |
| Units                    |    | 0 100          |
| BUD8 Adjustme            | 02 | DIST FB 100    |
| Occupancy                | 00 | NONE 100       |

|          |      |                  |
|----------|------|------------------|
| Quality  | 03   | Quality Level 03 |
| DOR CODE | 0100 | SINGLE FAMILY    |

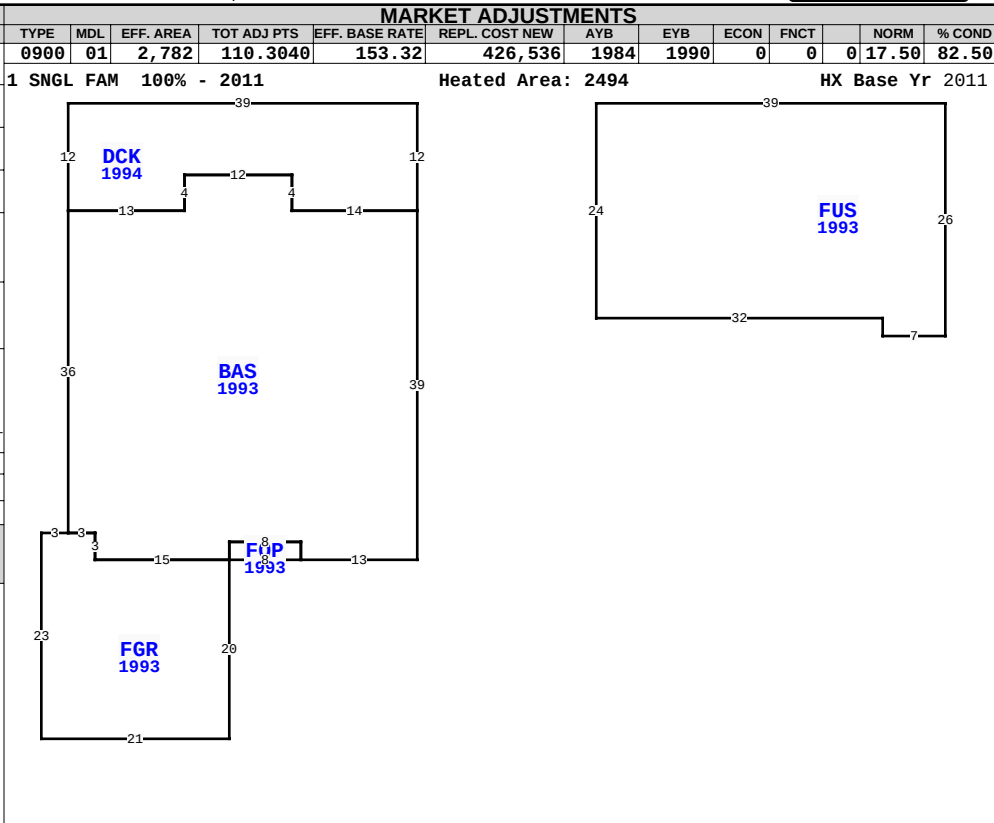
|         |  |          |    |
|---------|--|----------|----|
| MAP NUM |  | MKT AREA | 01 |
|---------|--|----------|----|

|                  |         |
|------------------|---------|
| NEIGHBORHOOD/LOC | 1073.00 |
|------------------|---------|

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 1,544            | 100         | 1993 | 1,544        | 195,299              |
| DCK       | 420              | 10          | 1994 | 42           | 5,312                |
| FGR       | 438              | 55          | 1993 | 241          | 30,484               |
| FOP       | 16               | 30          | 1993 | 5            | 633                  |
| FUS       | 950              | 100         | 1993 | 950          | 120,165              |

|        |       |  |  |       |         |
|--------|-------|--|--|-------|---------|
| TOTALS | 3,368 |  |  | 2,782 | 351,892 |
|--------|-------|--|--|-------|---------|

| EXTRA FEATURES |            |             |
|----------------|------------|-------------|
| L N            | OB/XF CODE | DESCRIPTION |
| 3              | 0500       | FP-PRE FAB  |
| 5              | 0860       | POOL/SPA    |
| 7              | 0910       | SCRN RM L   |



2509 VIA DEL REY, FERNANDINA BEACH

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

| 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    | 100       | 1984    | 1984        | 3  | 51.5   | 1,803           |       |
| 5   | 0860       | POOL/SPA    | 0       | 100 | 0     | 0  | 1.00     | UT 50,000.00   | 100       | 1988    | 1988        | 04 | 85     | 42,500          |       |
| 7   | 0910       | SCRN RM L   | 0       | 100 | 40    | 27 | 1,080.00 | SF 15.00       | 100       | 1988    | 1988        | 3  | 20     | 3,240           |       |

| LAND DESCRIPTION |          |     | TOTAL OB/XF 47,543   |     |     |          |       |       |             |           |     |          |        |         |            |                |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE |
| 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     |

|             |            |    |    |                   |                           |           |                 |
|-------------|------------|----|----|-------------------|---------------------------|-----------|-----------------|
| REVIEW DATE | 01/01/2023 | BY | CD | Total Acres: 0.00 | Total Land Value: 400,000 | Market: 0 | Agricultural: 0 |
|-------------|------------|----|----|-------------------|---------------------------|-----------|-----------------|

| NASSAU COUNTY PROPERTY    |  |              |  | PAGE 1 of 1 | 2 |
|---------------------------|--|--------------|--|-------------|---|
| VALUATION SUMMARY         |  |              |  | STANDARD    |   |
| VALUATION BY              |  | Tax Group: 2 |  | Tax Dist:   |   |
| BUILDING MARKET VALUE     |  |              |  | 351,892     |   |
| TOTAL MARKET OB/XF VALUE  |  |              |  | 47,543      |   |
| TOTAL LAND VALUE - MARKET |  |              |  | 400,000     |   |
| TOTAL MARKET VALUE        |  |              |  | 799,435     |   |
| SOH/AGL Deduction         |  |              |  | 426,354     |   |
| ASSESSED VALUE            |  |              |  | 373,081     |   |
| TOTAL EXEMPTION VALUE     |  | HX HB        |  | 51,411      |   |
| BASE TAXABLE VALUE        |  |              |  | 321,670     |   |
| TOTAL JUST VALUE          |  |              |  | 799,435     |   |
| NCON VALUE                |  |              |  | 0           |   |
| INCOME VALUE              |  |              |  |             |   |
| PREVIOUS YEAR MKT VALUE   |  |              |  | 701,417     |   |

| PERMIT NUM | DESCRIPTION | AMT   | ISSUED     |
|------------|-------------|-------|------------|
| 4960       | SWIM POOL   | 9,000 | 08/02/1988 |

| SALES DATA                   |            |           |     |     |        |            |
|------------------------------|------------|-----------|-----|-----|--------|------------|
| OFF RECORD Number            | DATE       | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 0690/0960                    | 10/15/1993 | WD        | U   | I   | 07     | 100        |
| GRANTOR: ELDER HOLLIS & S M  |            |           |     |     |        |            |
| GRANTEE: STRIDER CHRISTOPHER |            |           |     |     |        |            |
| 0687/0382                    | 8/25/1993  | WD        | Q   | I   |        | 135,000    |
| GRANTOR: ELDER HOLLIS & S M  |            |           |     |     |        |            |
| GRANTEE: STRIDER CHRIS & C W |            |           |     |     |        |            |

| BUILDING NOTES |  |
|----------------|--|
|----------------|--|

| BUILDING DIMENSIONS                                                                                                                                                                                                                     |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| DCK=[YR=1994] W39 S12 BAS=[YR=1993] S36 FGR=[YR=1993] W3 S23 E21 N20 FOP=[YR=1993] E8 N2 W8 S2\$ W15 N3W3\$ E3 S3 E15 N2 E8 S2 E13 N39 W14 N4 W12 S4 W13\$ E13 N4 E12 S4 E14 N12\$ PTR=E20 FUS=[YR=1993] E39 S26 W7 N2 W32 N24\$ W20\$. |  |