LOT 9
IN OR 1814/44 & OR 1814/46
SELVA VERDA SUB PB 4/49

MARTINEZ PAUL J & EDWINA
2505 VIA DEL REY
FERNANDINA BEACH, FL 32034

2026

00-00-31-1685-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

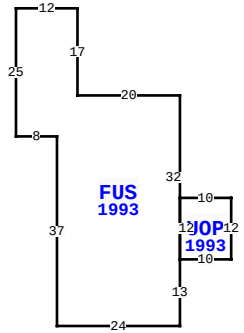
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	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	

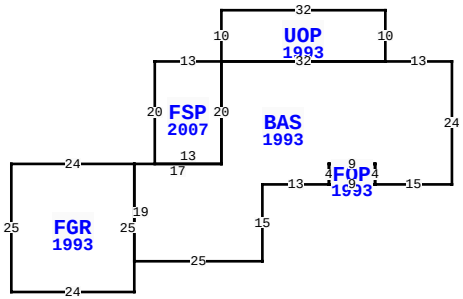
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,487	100	1993	1,487	180,890
FGR	600	55	1993	330	40,144
FOP	36	30	1993	11	1,338
FSP	260	40	2007	104	12,651
FUS	1,348	100	1993	1,348	163,981
UOP	120	20	1993	24	2,919
UOP	320	20	1993	64	7,785
TOTALS	4,171			3,368	409,709

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,368	107.7090	149.72	504,257	1979	1979	0	0	0	18.75	81.25

1 SNGL FAM 0% - 0 Heated Area: 2835 HX Base Yr





2505 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	409,709
TOTAL MARKET OB/XF VALUE	48,582
TOTAL LAND VALUE - MARKET	400,000
TOTAL MARKET VALUE	858,291
SOH/AGL Deduction	119,619
ASSESSED VALUE	738,672
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	738,672
TOTAL JUST VALUE	858,291
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	763,519

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100439	OTHER	2,395	03/15/2010
20052681	REPAIR/RRF	2,000	09/20/2005
B033648	REPAIR/RRF	3,000	08/11/2003
B969670	REPAIR/RRF	5,600	03/13/1996
6757	REPAIR/RRF	500	10/01/1991
BP 4211	N/A	1,450	06/16/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1814/0046	9/18/2012	WD	U	I	19	265,000
GRANTOR: STANCIN JOHN TRUSTEE						
GRANTEE: MARTINEZ PAUL J & E						
1814/0044	9/13/2012	PR	U	I	19	100
GRANTOR: STANCIN JOHN P/R						
GRANTEE: MARTINEZ PAUL J & E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W13 UOP=[YR=1993] N10 W32 S10 E32$ W32
FSP=[YR=2007] W13 S20 E13 N20$ S20 W17 FGR=[YR=1993] W24 S25
E24 N25$ S19 E25 N15 E13 FOP=[YR=1993] E9 N4 W9 S4$ N4 E9 S4
E15 N24$ PTR= N20 FUS=[YR=1993] N13 UOP=[YR=1993] E10 N12 W10
S12 $ N32 W20 N17 W12 S25 E8 S37 E24 $ S20 $.

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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1980	1980	3	42	840	
3	0860	POOL/SPA	0	0	0	0	1.00	UT	50,000.00	50,000.00	100	1980	1980	04	85	42,500	
7	0911	SCRN RM A	0	0	52	28	1,456.00	SF	18.00	18.00	100	1980	1980	3	20	5,242	

LAND DESCRIPTION

TOTAL OB/XF 48,582

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	0		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