LOT 13
IN OR 2075/756
SELVA VERDA SUB PB 4/49

**HANDLEY ANNE ELISABETH L/E/**
2409 VIA DEL REY RD
FERNANDINA BEACH, FL 32034

**2026**

**00-00-31-1685-0013-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 20 | FACE BRICK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| 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 |

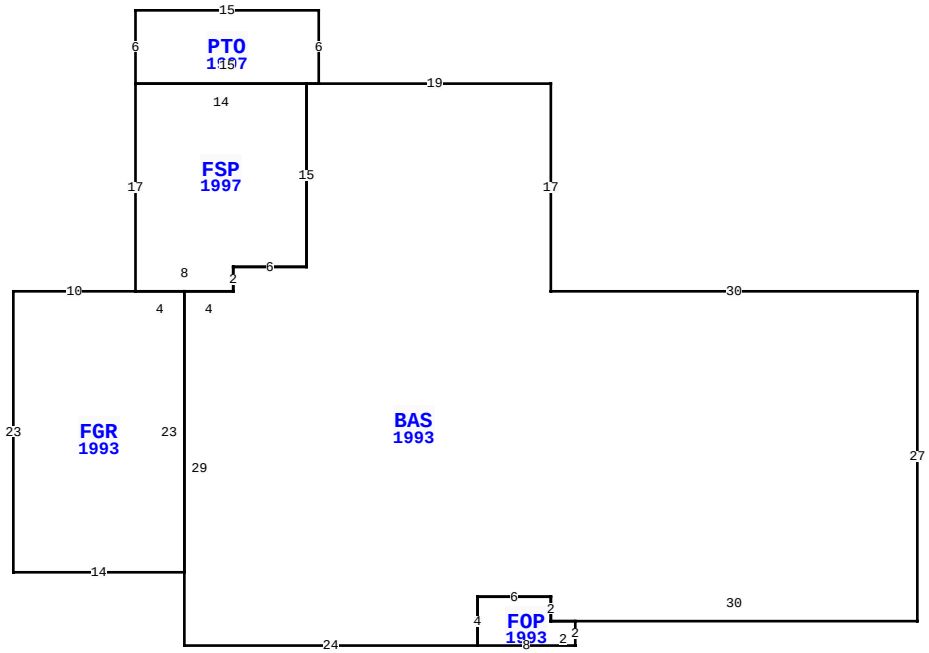
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1073.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,008 | 100 | 1993 | 2,008 | 208,458 |
| FGR | 322 | 55 | 1993 | 177 | 18,375 |
| FOP | 28 | 30 | 1993 | 8 | 831 |
| FSP | 226 | 40 | 1997 | 90 | 9,343 |
| PTO | 90 | 5 | 1997 | 4 | 415 |
| TOTALS | 2,674 | | | 2,287 | 237,422 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,287 | 107.0000 | 148.73 | 340,146 | 1981 | 1981 | 0 | 0 | 0 | 30.20 | 69.80 |

1 SNGL FAM 100% - 2017 Heated Area: 2008 HX Base Yr 2017




2409 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 | | 237,422 |
| TOTAL MARKET OB/XF VALUE | | 1,540 |
| TOTAL LAND VALUE - MARKET | | 350,000 |
| TOTAL MARKET VALUE | | 588,962 |
| SOH/AGL Deduction | | 336,572 |
| ASSESSED VALUE | | 252,390 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 200,979 |
| TOTAL JUST VALUE | | 588,962 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 531,226 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20071227 | REPAIR/RRF | 1,800 | 07/03/2007 |
| B9710436 | ADDITION | 2,750 | 04/17/1997 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2663/405 | 8/15/2023 | LE | U | I | 11 | 100 |
| GRANTOR: HANDLEY ANNE ELISABET | | | | | | |
| GRANTEE: NOLL LAURA ELISABET | | | | | | |
| 2075/0756 | 9/30/2016 | WD | Q | I | 01 | 240,000 |
| GRANTOR: DUNCAN JOSEPH D JR & | | | | | | |
| GRANTEE: HANDLEY ANNE ELISAB | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W30 N17 W19 PTO=[YR=1997] N6 W15 S6
FSP=[YR=1997] S17 FGR=[YR=1993] W10 S23 E14 N23 W4 $ E8 N2 E6
N15 W14 $ E15 $ W1 S15 W6 S2 W4 S29 E24 FOP=[YR=1993] E8 N2
W2 N2 W6 S4 $ N4 E6 S2 E30 N27 $ .

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1981 | 1981 | 3 | 44 | 1,540 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,540

| 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 | 000100 | C | RES | 100 | | R1-G | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 350,000.00 | 350,000.00 | 350,000 | | | | | | | |

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 07/09/2026 BY SYS