

LOT 16 & PT J PELOT GRANT
SEC 11-2N-28E PAR 2-3
SELVA VERDA SUB PB 4/49

TURNER-MOTLEY KATHY LOIS & MOTLEY ROBERT/
2400 VIA DEL REY
FERNANDINA BEACH, FL 32034

2026

00-00-31-1685-0016-0000



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	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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

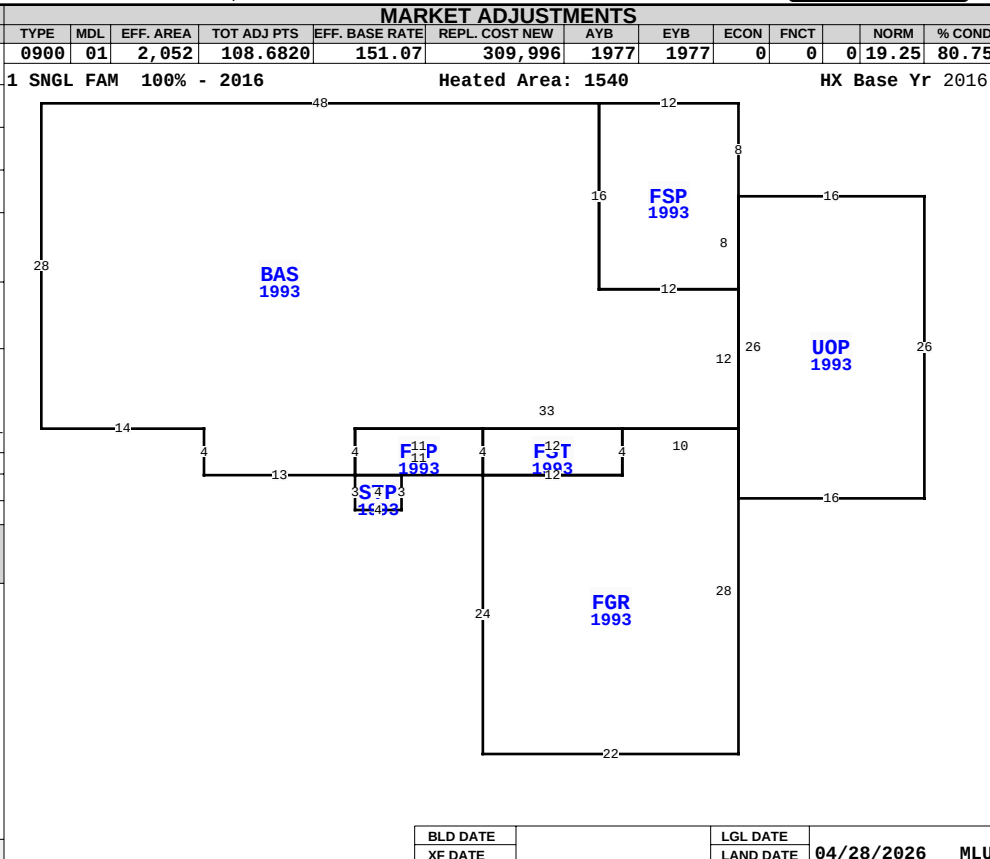
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1073.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,540	100	1993	1,540	187,863
FGR	568	55	1993	312	38,061
FOP	44	30	1993	13	1,586
FSP	192	40	1993	77	9,393
FST	48	55	1993	26	3,172
STP	12	10	1993	1	122
UOP	416	20	1993	83	10,125
TOTALS	2,820			2,052	250,322

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
5	0940	SHEDS/PORT	0	100	12	10	120.00	SF	21.30

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		R1-G	0.00	0.00	1.00

REVIEW DATE 01/01/2023 BY CD



2400 VIA DEL REY, FERNANDINA BEACH	BLD DATE	LGL DATE	04/28/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF									
1,771									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		R1-G	0.00	0.00	1.00

Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 2
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	250,322		
TOTAL MARKET OB/XF VALUE	1,771		
TOTAL LAND VALUE - MARKET	350,000		
TOTAL MARKET VALUE	602,093		
SOH/AGL Deduction	347,096		
ASSESSED VALUE	254,997		
TOTAL EXEMPTION VALUE	HX HB 51,411		
BASE TAXABLE VALUE	203,586		
TOTAL JUST VALUE	602,093		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	543,210		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090683	ELEC OTHER	200	06/02/2009
20080251	REPAIR/RRF	5,000	02/20/2008
B9710439	REPAIR/RRF	1,000	04/18/1997
B8685	REPAIR/RRF	1,500	11/16/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2602/1658	11/15/2022	LE	U	I	11	100
GRANTOR: MOTLEY KATHY L TURNER						
GRANTEE: NEELY MARVIN & JOEL						
1650/1727	12/01/2009	WD	Q	I	01	226,000
GRANTOR: CROW JOHN F & THERESA						
GRANTEE: MOTLEY KATHY L TURN						

BUILDING NOTES									
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BUILDING DIMENSIONS

UOP=[YR=1993] W16 FSP=[YR=1993] N8 W12 BAS=[YR=1993] W48 S28 E14 S4 E13 STP=[YR=1993] S3 E4 N3 W4\$ FOP=[YR=1993] E11 FGR=[YR=1993] S24 E22 N28 W10 FST=[YR=1993] W12 S4 E12 N4 \$ S4 W12 \$ N4 W11 S4 \$ N4 E33 N12 W12 N16 \$ S16 E12 N8 \$ S26E16 N26 \$.

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