LOT 17
IN OR 428 PG 94
SELVA VERDA SUB PB 4/49

DEAN JERRY L & KATHY J
2406 VIA DEL REY
FERNANDINA BEACH, FL 32034

2026

00-00-31-1685-0017-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

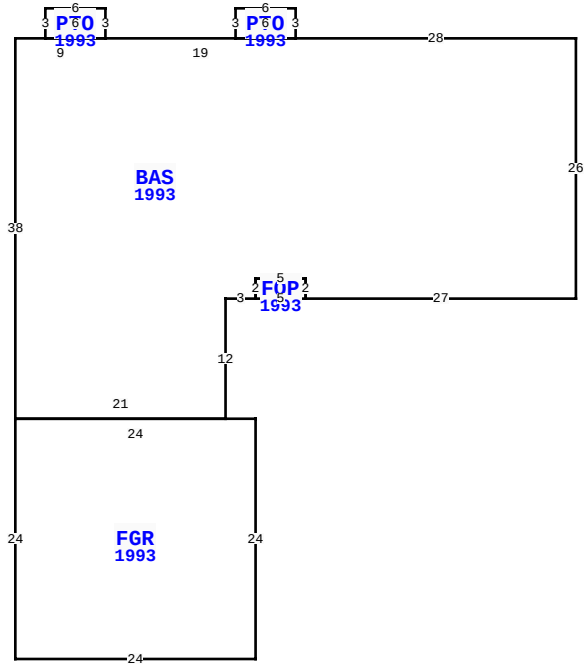
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,698	100	1993	1,698	213,294
FGR	576	55	1993	317	39,820
FOP	10	30	1993	3	377
PTO	18	5	1993	1	126
PTO	18	5	1993	1	126
TOTALS	2,320			2,020	253,742

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,020	111.9160	155.56	314,231	1977	1977	0	0	0	19.25	80.75

1 SNGL FAM 100% - 0 Heated Area: 1698 HX Base Yr



2406 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		253,742
TOTAL MARKET OB/XF VALUE		1,221
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		604,963
SOH/AGL Deduction		459,297
ASSESSED VALUE		145,666
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		94,255
TOTAL JUST VALUE		604,963
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		545,880

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20091060	H/AC	4,000	08/13/2009
20080759	XFOB	1,578	05/05/2008
B969580	REPAIR/RRF	5,700	02/07/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0278/0125	10/01/1978	AC	U	I		9,400

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 PTO=[YR=1993] N3 W6 S3 E6 $ W19 PTO=[YR=1993] N3 W6 S3 E6 $ W9 S38 FGR=[YR=1993] S24 E24 N24 W24 $ E21 N12 E3 FOP=[YR=1993] E5 N2 W5 S2 $ N2 E5 S2 E27 N26 $.

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
3	1242	WD DECK A	0	100	25	16	400.00	SF	10.00	10.00	100	1984	1984	3	20	800	
6	0940	SHEDS/PORT	0	100	10	8	80.00	SF	19.50	19.50	100	2008	2008	3	27	421	

LAND DESCRIPTION

TOTAL OB/XF 1,221

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