

LOT 19
IN OR 265 PG 497
SELVA VERDA SUB PB 4/49

MCNULTY MICHAEL P & JOAN P
2414 VIA DEL REY
FERNANDINA BEACH, FL 32034

2026

00-00-31-1685-0019-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD ON PLY 50
Exterior Wall	20	FACE BRICK 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	2.	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
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NEIGHBORHOOD/LOC	1073.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	748	100	1993	748	70,360
BAS	1,394	100	1993	1,394	131,126
FEP	144	80	2007	115	10,818
FGR	575	55	1993	316	29,724
FOP	342	30	2007	103	9,689

TOTALS	3,203			2,676	251,716
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	1,750.00
5	0940	SHEDS/PORT	0	100	15	10	150.00	SF	21.30
6	1242	WD DECK A	0	100	18	7	126.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000140	C	RES GOLF	100		R1-G	0.00	0.00	1.00

REVIEW DATE	01/01/2023	BY	CD
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TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,676	98.6880	137.18	367,094	1978	1978	0	0	0	31.43
1 SNGL FAM 100% - 0											
Heated Area: 2142											
HX Base Yr											

FEP 2007

FGR 1993

BAS 1993

FOP 2007

2414 VIA DEL REY, FERNANDINA BEACH	BLD DATE	LGL DATE	04/28/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	1,750.00	1,750.00	100	1980	1980	3	42	735	
5	0940	SHEDS/PORT	0	100	15	10	150.00	SF	21.30	21.30	100	1997	1997	3	20	639	
6	1242	WD DECK A	0	100	18	7	126.00	SF	10.00	10.00	100	1997	1997	3	20	252	

TOTAL OB/XF													1,626	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE			
R1-G	0.00	0.00	1.00	LT		1.00	1.00	1.00	400,000.00	400,000.00	400,000.00			

Total Acres: 0.00	Total Land Value: 400,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY										PAGE 1 of 1	2
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VALUATION SUMMARY										STANDARD
VALUATION BY										
Tax Group: 2										Tax Dist:
BUILDING MARKET VALUE										251,716
TOTAL MARKET OB/XF VALUE										1,626
TOTAL LAND VALUE - MARKET										400,000
TOTAL MARKET VALUE										653,342
SOH/AGL Deduction										445,692
ASSESSED VALUE										207,650
TOTAL EXEMPTION VALUE										101,411
BASE TAXABLE VALUE										106,239
TOTAL JUST VALUE										653,342
NCON VALUE										0
INCOME VALUE										
PREVIOUS YEAR MKT VALUE										594,154

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20070816	XFOB	4,000	05/09/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0265/0497	5/23/1978	WD	Q	V		16,000

GRANTOR: CITY OF FERNANDINA BE									
GRANTEE: MCNULTY MICHAEL P &									

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BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993;ORIG=0,0] W33 W12 S16 W25 S7 E24 S4 E4 E42 N27 \$									
BAS=[YR=1993;ORIG=46,17] N17 W44 S17 E44 \$									
FGR=[YR=1993;ORIG=-45,-7] W25 S23 E25 N23 \$									
FOP=[YR=2007;ORIG=-42,27] S9 E38 N9 W38 \$									
FEP=[YR=2007;ORIG=-33,0] N12 W12 S5 S7 E12 \$									