LOT 21
IN OR 2168/511
SELVA VERDA SUB PB 4/49

MARKEVICH FENTON J & JEAN I LIVING TRUST/MARKEVICH
2500 VIA DEL REY RD
FERNANDINA BEACH, FL 32034

2026

00-00-31-1685-0021-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

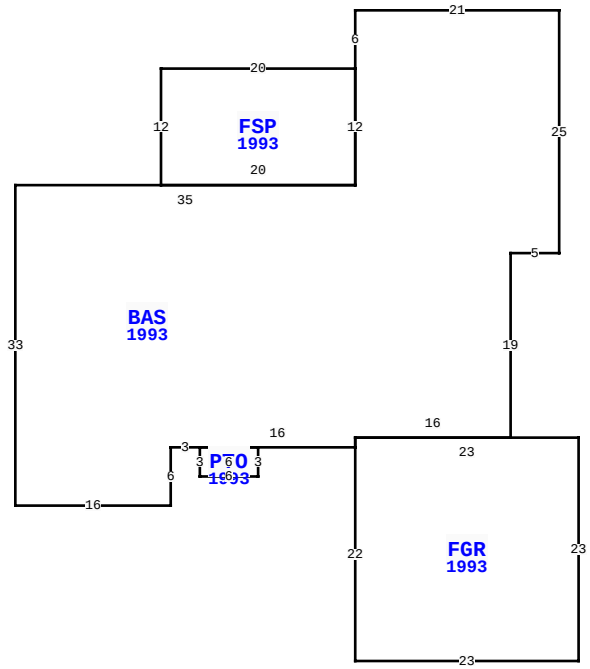
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,870	100	1993	1,870	221,538
FGR	529	55	1993	291	34,475
FSP	240	40	1993	96	11,373
PTO	18	5	1993	1	118
TOTALS	2,657			2,258	267,504

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,258	113.1900	157.33	355,251	1991	1991	0	0	0	24.70	75.30

1 SNGL FAM 100% - 2021 Heated Area: 1870 HX Base Yr 2021



2500 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		267,504
TOTAL MARKET OB/XF VALUE		2,310
TOTAL LAND VALUE - MARKET		400,000
TOTAL MARKET VALUE		669,814
SOH/AGL Deduction		282,158
ASSESSED VALUE		387,656
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		336,245
TOTAL JUST VALUE		669,814
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		611,508

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B041524	REPAIR/RRF	5,000	08/23/2004
6276	NEW CONSTR	69,000	11/28/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2168/0511	12/12/2017	QC	U	I	11	100
GRANTOR: MARKEVICH FENTON J &						
GRANTEE: FRENTON J & JEAN I						
1342/1250	8/17/2005	WD	Q	I		405,000
GRANTOR: CHURCHILL DAVID A &						
GRANTEE: MARKEVICH FENTON J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W21 S6 FSP=[YR=1993] W20 S12 E20 N12 $ S12 W35 S33 E16 N6 E3 PTO=[YR=1993] S3 E6 N3 W6 $ E16 FGR=[YR=1993] S22 E23 N23 W23 S1 $ N1 E16 N19 E5 N25 $.

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	1991	1991	3	66	2,310	

LAND DESCRIPTION

TOTAL OB/XF 2,310

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	100		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