

LOT 23
IN OR 405 PG 61
SELVA VERDA SUB PB 4/49

BRIM DANIEL S & SUSAN T
2508 VIA DEL REY
FERNANDINA BEACH, FL 32034

2026

00-00-31-1685-0023-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
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. 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		

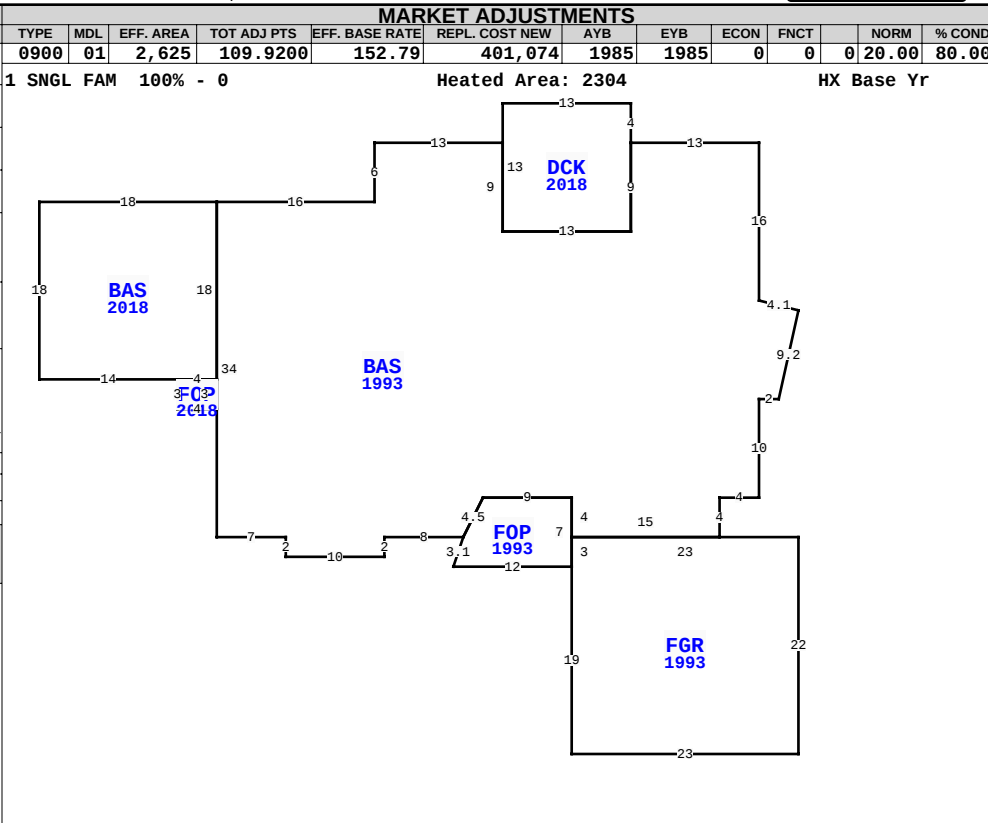
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,980	100	1993	1,980	242,019
BAS	324	100	2018	324	39,603
DCK	169	10	2018	17	2,078
FGR	506	55	1993	278	33,981
FOP	75	30	1993	22	2,689
FOP	12	30	2018	4	489

TOTALS	3,066			2,625	320,859
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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
2	1242	WD DECK A	0	100	0	0	420.00	SF	10.00
4	1242	WD DECK A	0	100	0	0	680.00	SF	7.50

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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2508 VIA DEL REY, FERNANDINA BEACH

TOTAL OB/XF									
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REVIEW DATE	01/01/2023	BY	CD
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Total Acres:	0.00	Total Land Value:	400,000	Market:	0	Agricultural:	0	Common:	400,000
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NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 2	Tax Dist:								
BUILDING MARKET VALUE	320,859								
TOTAL MARKET OB/XF VALUE	4,311								
TOTAL LAND VALUE - MARKET	400,000								
TOTAL MARKET VALUE	725,170								
SOH/AGL Deduction	521,880								
ASSESSED VALUE	203,290								
TOTAL EXEMPTION VALUE	HX HB 51,411								
BASE TAXABLE VALUE	151,879								
TOTAL JUST VALUE	725,170								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	664,303								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20171598	ADDITION	82,666	05/24/2017
20100873	REPAIR/RRF	9,000	05/26/2010
4683	XF0B	3,500	02/09/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0405/0061	11/01/1983	FS	U	V		100	
GRANTOR:							
GRANTEE:							
0295/0039	7/01/1979	DC	Q	V		16,000	
GRANTOR:							
GRANTEE:							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W13 DCK=[YR=2018] N4 W13 S13 E13 N9\$ S9 W13 N9 W13 S6 W16 BAS=[YR=2018] W18 S18 E14 FOP=[YR=2018] S3 E4 N3 W4\$ E4 N18\$ S34 E7 S2 E10 N2 E8 FOP=[YR=1993] D3 L1 E12 FGR=[YR=1993] S19 E23 N22 W23 S3\$ N7 W9 D4 L2 \$ U4 R2 E9 S4 E15N4 E4 N10 E2 U9 R2 U1 L4 N16\$.									

OTHER ADJUSTMENTS AND NOTES									

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