



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMMT 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. 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	2,206	100	1993	2,206	262,593
FEP	217	80	1993	174	20,712
FGR	504	55	1993	277	32,973
FOP	48	30	1993	14	1,667

TOTALS	2,975			2,671	317,945
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
4	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00
5	0910	SCRN RM L	0	100	31	35	1,085.00	SF	15.00
8	1242	WD DECK A	0	100	16	18	288.00	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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MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	2,671	103.4880	143.85	384,223	1984	1984		0	0	17.25	82.75	
1 SNGL FAM 100% - 0 Heated Area: 2206 HX Base Yr													
2512 VIA DEL REY, FERNANDINA BEACH													
BLD DATE: 04/28/2026 MLU													

TOTAL OB/XF													
48,134													

TOTAL OB/XF													
48,134													

Total Acres:	0.00	Total Land Value:	400,000	Market:	0	Agricultural:	0	Common:	400,000
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		317,945	
TOTAL MARKET OB/XF VALUE		48,134	
TOTAL LAND VALUE - MARKET		400,000	
TOTAL MARKET VALUE		766,079	
SOH/AGL Deduction		491,620	
ASSESSED VALUE		274,459	
TOTAL EXEMPTION VALUE		HX HB VX WX 61,411	
BASE TAXABLE VALUE		213,048	
TOTAL JUST VALUE		766,079	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		671,068	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B021991	REPAIR/RRF	5,000	11/20/2002
7029	SWIM POOL	15,000	05/05/1992

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2853/1066	2/28/2026	WD U	I	I	11	100	
GRANTOR: SYDNOR WILLIAM W AS A							
GRANTEE: SYDNOR JEAN R LIVIN							
375/349	12/15/1982	WD U	I	I	11	100	
GRANTOR: BURKE THOMAS O & NINA							
GRANTEE: SYDNOR ELLIOT P JR							

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=1993] W21 FEP=[YR=1993] N7 W31 S7 E31\$ W52 S16 FGR=[YR=1993] S21 E24 N21 W24\$ E24 S21 E3 S3 E11 FOP=[YR=1993] E8 N6 W8 S6\$ N6 E8 S3 E27 N37\$.													