LOT 25
IN OR 2137/139
SELVA VERDA SUB PB 4/49

HARRELL ROBERT L & WHITNEY A
2550 VIA DEL REY
FERNANDINA BEACH, FL 32034

2026

00-00-31-1685-0025-0000

BUILDING CHARACTERISTICS

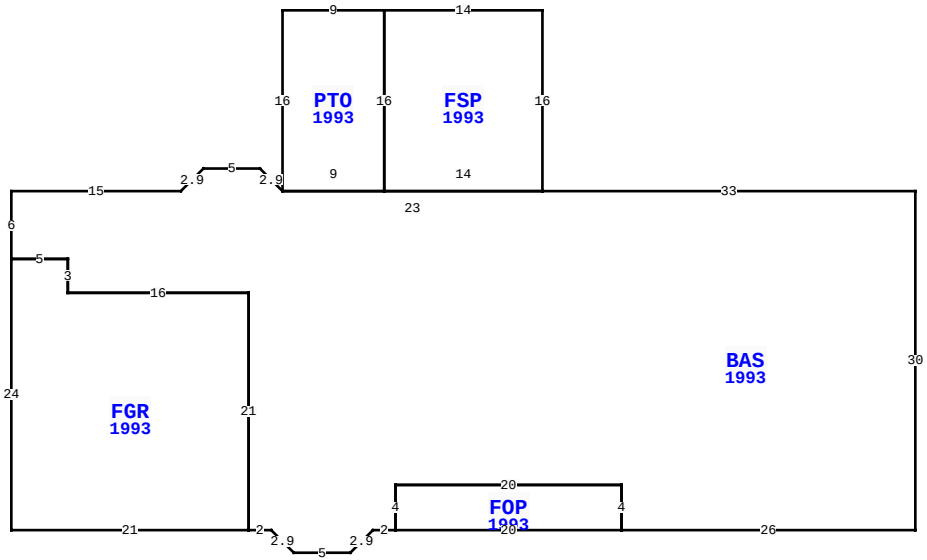
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	12	CEDAR 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,892	100	1993	1,892	234,232
FGR	456	55	1993	251	31,074
FOP	80	30	1993	24	2,971
FSP	224	40	1993	90	11,142
PTO	144	5	1993	7	867
TOTALS	2,796			2,264	280,286

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,264	110.6420	153.79	348,181	1986	1986	0	0	0	19.50	80.50

1 SNGL FAM 100% - 2018 Heated Area: 1892 HX Base Yr 2018



2550 VIA DEL REY, FERNANDINA BEACH

BLD DATE	04/08/2008 DJ	LGL DATE	
XF DATE		LAND DATE	04/28/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		280,286
TOTAL MARKET OB/XF VALUE		1,960
TOTAL LAND VALUE - MARKET		400,000
TOTAL MARKET VALUE		682,246
SOH/AGL Deduction		331,026
ASSESSED VALUE		351,220
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		299,809
TOTAL JUST VALUE		682,246
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		623,208

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20061098	REPAIR/RRF	8,000	05/18/2006
B9710546	XFOB	3,871	06/16/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2137/0139	7/31/2017	WD	Q	I	01	320,000
GRANTOR: INGERMARK LLC						
GRANTEE: HARRELL ROBERT L &						
1413/1038	5/19/2006	TD	Q	I		385,000
GRANTOR: STOUGHTON LINCOLN D T						
GRANTEE: INGERMARK LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W33 FSP=[YR=1993] N16 W14 PTO=[YR=1993] W9 S16 E9 N16 $ S16 E14 $ W23 U2 L2 W5 D2 L2 W15 S6 FGR=[YR=1993] S24 E21 N21 W16 N3 W5 $ E5 S3 E16 S21 E2 D2 R2 E5 U2 R2 E2 FOP=[YR=1993] E20 N4 W20 S4 $ N4 E20S4 E26 N30 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	56	1,960	

LAND DESCRIPTION

TOTAL OB/XF 1,960

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