LOT 27
IN OR 534 PG 167
SELVA VERDA 2 PB 4/77

DRAWDY MICHAEL L & DEBRA JAN
2402 LOS ROBLES DR
FERNANDINA BEACH, FL 32034

2026

00-00-31-1686-0027-0000

NASSAU COUNTY PROPERTY

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 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

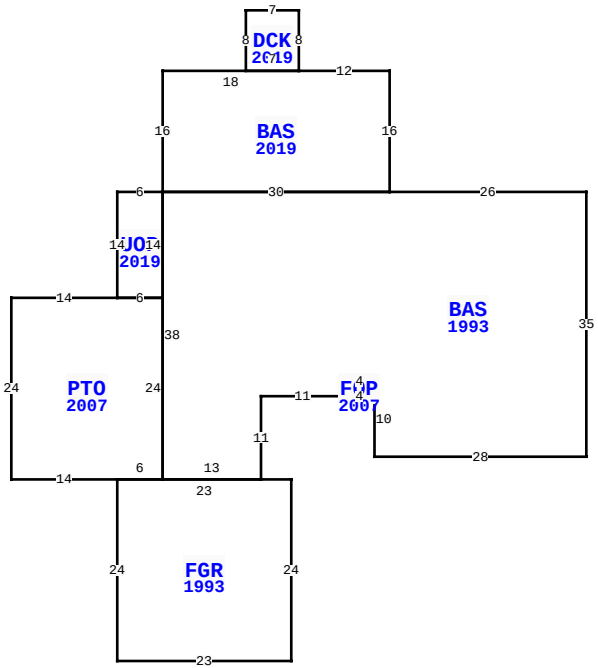
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1073.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,871	100	1993	1,871	224,483
BAS	480	100	2019	480	57,591
DCK	56	10	2019	6	720
FGR	552	55	1993	304	36,473
FOP	8	30	2007	2	240
PTO	480	5	2007	24	2,880
UOP	84	20	2019	17	2,040
TOTALS	3,531			2,704	324,425

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,704	103.6800	144.12	389,700	1981	1986	0	0	0	16.75	83.25

1 SNGL FAM 100% - 0 Heated Area: 2351 HX Base Yr



2402 LOS ROBLES, 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		324,425
TOTAL MARKET OB/XF VALUE		2,358
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		676,783
SOH/AGL Deduction		450,792
ASSESSED VALUE		225,991
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		174,580
TOTAL JUST VALUE		676,783
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		620,513

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20183897	ADDITION	58,443	11/15/2018
20061399	REPAIR/RRF	8,500	06/20/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0534/0167	12/30/1987	WD	Q	I		114,500
GRANTOR: FLAMM RICHARD & S E						
GRANTEE: DRAWDY MICHAEL & D						
0343/0305	8/01/1981	WD	Q	V		102,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 BAS=[YR=2019] N16 W12 DCK=[YR=2019] N8 W7 S8 E7$ W18 S16 E30$ W30 UOP=[YR=2019] W6 S14 PTO=[YR=2007] W14 S24 E14 FGR=[YR=1993] S24 E23 N24 W23$ E6 N24 W6$ E6 N14$ S38 E13 N11 E11 FOP=[YR=2007] E4 N2 W4 S2$ N2 E4 S10 E28 N35 $.

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
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1981	1981	3	44	1,540	
7	0940	SHEDS/PORT	0	100	16	12	192.00	SF	21.30	21.30	100	2003	2003	3	20	818	

LAND DESCRIPTION

TOTAL OB/XF 2,358

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	000100	C	RES	100		R1-G	0.00	0.00	1.00	LT		1.00	1.00	1.00	350,000.00	350,000.00	350,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 07/09/2026 BY SYS