

LOT 28
ESMT IN OR 442/308
SELVA VERDA 2 PB 4/77

BALDWIN DAVID SCOTT/HIX LESLIE BRENT ET AL
2404 LOS ROBLES
FERNANDINA BEACH, FL 32034

2026

00-00-31-1686-0028-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1073.00		

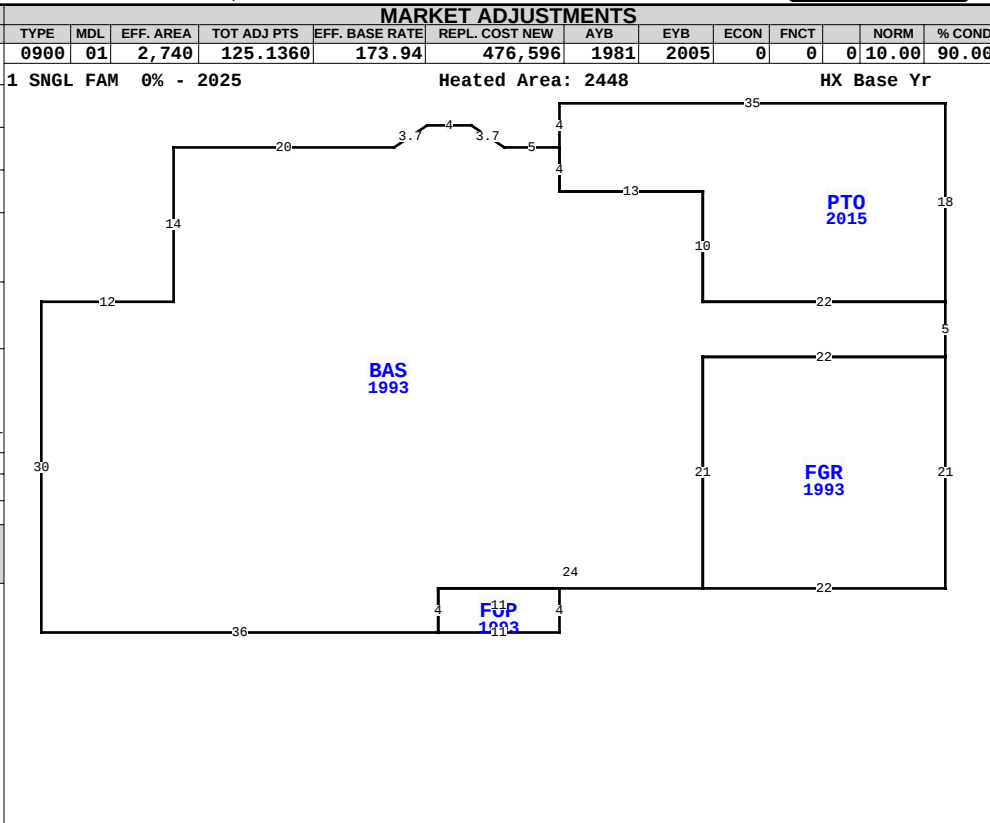
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,448	100	1993	2,448	383,225
FGR	462	55	1993	254	39,763
FOP	44	30	1993	13	2,035
PTO	500	5	2015	25	3,914

TOTALS	3,454			2,740	428,936
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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	0	0	0	1.00	UT	3,500.00
4	0860	POOL/SPA	0	0	0	0	1.00	UT	50,000.00
5	0911	SCRN RM A	0	0	0	0	1,480.00	SF	18.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0		R1-G	0.00	0.00	1.00

REVIEW DATE	01/06/2023	BY	TWA
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2404 LOS ROBLES, FERNANDINA BEACH	BLD DATE	LGL DATE	04/28/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1981	1981	3	44	1,540	
4	0860	POOL/SPA	0	0	0	0	1.00	UT	50,000.00	50,000.00	100	2016	2016	04	95	47,500	
5	0911	SCRN RM A	0	0	0	0	1,480.00	SF	18.00	18.00	100	2016	2016	3	65	17,316	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0		R1-G	0.00	0.00	1.00

REVIEW DATE	01/06/2023	BY	TWA
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	428,936		
TOTAL MARKET OB/XF VALUE	66,356		
TOTAL LAND VALUE - MARKET	350,000		
TOTAL MARKET VALUE	845,292		
SOH/AGL Deduction	6,571		
ASSESSED VALUE	838,721		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	838,721		
TOTAL JUST VALUE	845,292		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	762,474		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20160944	SCRNENCL	12,250	04/07/2016
20150875	REMODEL	29,000	04/22/2015
B969903	REPAIR/RRF	2,475	07/01/1996
B969769	REPAIR/RRF	1,700	04/22/1996
5009	REPAIR/RRF	1,500	09/14/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2691/1954	1/31/2024	WD	Q	I	01	875,000
GRANTOR: MARTIN DALE L						
GRANTEE: BALDWIN DAVID SCOTT						
2576/0888	7/07/2022	QC	U	I	11	100
GRANTOR: MARTIN LISA MARIE						
GRANTEE: MARTIN DALE L						

BUILDING NOTES									

BUILDING DIMENSIONS									
PTO=[YR=2015] W35 S4 BAS=[YR=1993] W5 U2 L3 W4 D2 L3 W20 S14 W12 S30 E36 FOP=[YR=1993] E11 N4 W11 S4 \$ N4 E24FGR=[YR=1993] E22 N21 W22 S21 \$ N21 E22 N5 W22 N10 W13 N4\$ S4 E13 S10 E22 N18\$.									

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