

LOT 29
ESMT OR 442/302
SELVA VERDA 2 PB 4/77

FREELAND BARBARA A REVOCABLE TRUST/FREELAND BARBAR
2406 LOS ROBLES DRIVE
FERNANDINA BEACH, FL 32034

2026

00-00-31-1686-0029-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	12 CEDAR 80
Exterior Wall	16 WD FR STUC 20
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 90
Interior Wall	08 DECORATIVE 10
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	02 WOOD FRAME 100
Frame	1. 1. 100
Stories	0 100
Units	02 DIST FB 100
BUD8 Adjustme	00 NONE 100
Occupancy	

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	2,066	100	1993	2,066	341,098
BAS	352	100	2007	352	58,115
FGR	528	55	1993	290	47,879
FOP	45	30	1993	14	2,311

TOTALS 2,991 2,722 449,403

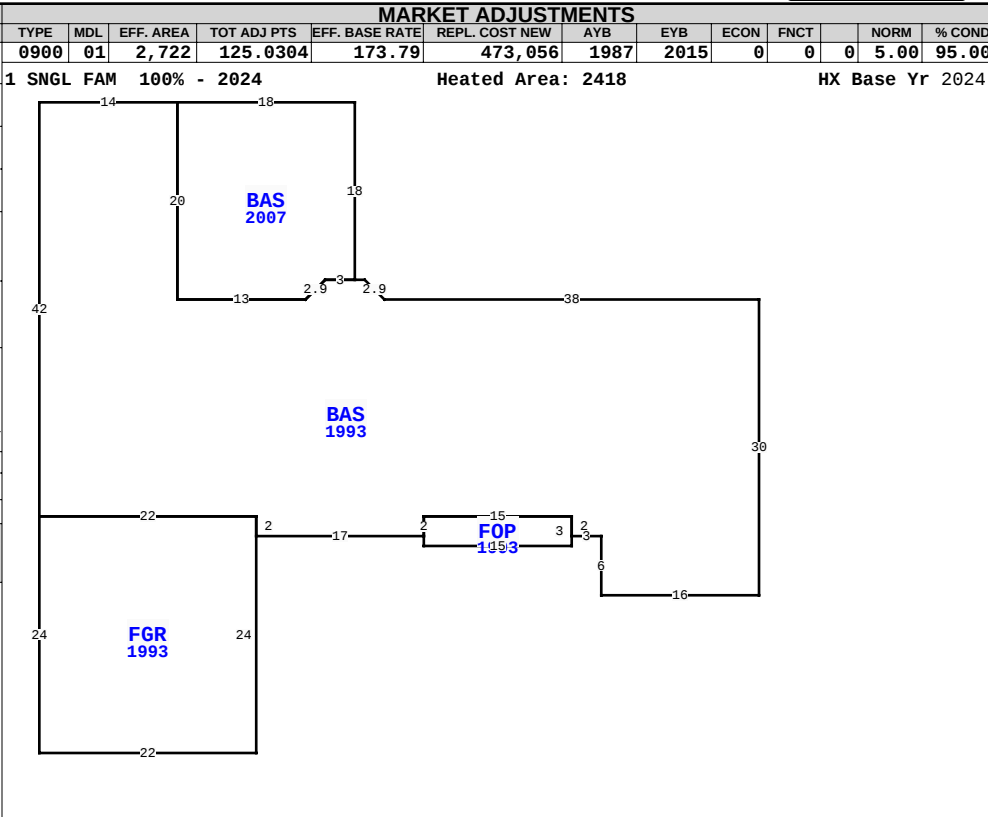
EXTRA FEATURES

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
3	0860	POOL/SPA	0 100	0	0	1.00	UT	50,000.00	50,000.00	100	1987	1987	04	85	42,500	
5	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2012	2012	3	94	1,880	
6	0911	SCRN RM A	0 100	42	28	1,176.00	SF	18.00	18.00	100	2005	2005	3	21	4,445	
8	0940	SHEDS/PORT	0 100	10	12	120.00	SF	19.50	19.50	100	2002	2002	3	20	468	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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



2406 LOS ROBLES, FERNANDINA BEACH

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF 49,293

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							

Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000

NASSAU COUNTY PROPERTY PAGE 1 of 1 2

VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	449,403
TOTAL MARKET OB/XF VALUE	49,293
TOTAL LAND VALUE - MARKET	350,000
TOTAL MARKET VALUE	848,696
SOH/AGL Deduction	291,481
ASSESSED VALUE	557,215
TOTAL EXEMPTION VALUE	51,411
BASE TAXABLE VALUE	505,804
TOTAL JUST VALUE	848,696
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	753,793

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122191	FP/GRILLGAS	400	10/24/2012
20122027	XFOB	5,615	09/28/2012
20122027	FENCE	5,615	09/28/2012
20080219	REPAIR/RRF	11,000	02/14/2008
BP3978	N/A	85,300	11/10/1986

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2661/608	8/08/2023	WD	Q	I	01
GRANTOR: MCQUEEN PATRICK EDWAR					
GRANTEE: FREELAND BARBARA A					
2453/1343	4/19/2021	WD	Q	I	01
GRANTOR: DAVIS LIVING TRUST					
GRANTEE: MCQUEEN PATRICK EDW					

04/28/2026 MLU

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W38 U2 L2 W1 BAS=[YR=2007] N18 W18 S20 E13
U2 R2 E3\$ W3 L2 D2 W13 N20 W14 S42 FGR=[YR=1993] S24 E22
N24 W22 \$ E22 S2 E17 FOP=[YR=1993] S1 E15 N3 W15 S2 \$ N2 E15
S2 E3 S6 E16 N30\$.

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