

LOT 31
IN OR 507 PG 1121
SELVA VERDA 2 PB 4/77

RUDGE SUZANNE
2410 LOS ROBLES DRIVE
FERNANDINA BEACH, FL 32034

2026

00-00-31-1686-0031-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 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	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
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
BAL	54	15	1993	8	952
BAS	1,615	100	1993	1,615	192,185
FGR	748	55	1993	411	48,909
FOP	50	30	1993	15	1,785
FST	187	55	1993	103	12,257
FUS	1,367	100	1993	1,367	162,673
SFB	432	80	2010	346	41,174
STR	44	10	1993	4	476
UST	378	45	1993	170	20,230

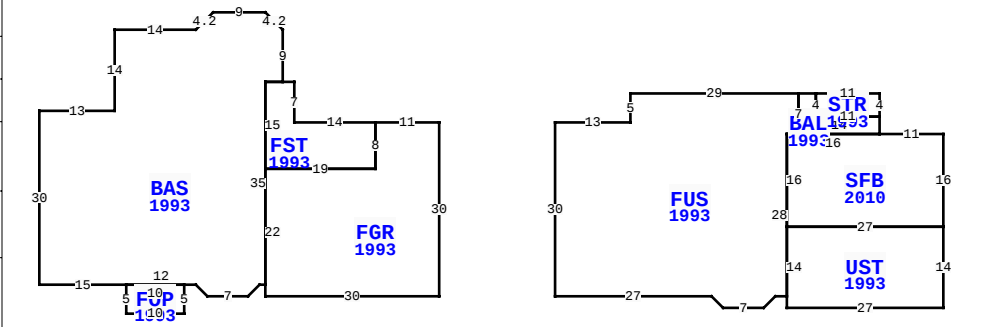
TOTALS	4,875			4,039	480,641
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
3	0820	WOOD WALK	0 100	41	3	123.00	SF	11.75	11.75
4	1242	WD DECK A	0 100	25	19	475.00	SF	10.00	10.00
6	0860	POOL/SPA	0 100	0	0	1.00	UT	50,000.00	50,000.00
8	0911	SCRN RM A	0 100	0	0	1,566.00	SF	18.00	18.00
9	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00

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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	4,039	100.7160	140.00	565,460	1987	1995	0	0	15.00	85.00
1 SNGL FAM			100% - 0	Heated Area: 3328				HX Base Yr			



TOTALS	4,875			4,039	480,641
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2410 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
3	0820	WOOD WALK	0 100	41	3	123.00	SF	11.75	11.75	100	1987	1987	3	40	578	
4	1242	WD DECK A	0 100	25	19	475.00	SF	10.00	10.00	100	1987	1987	3	20	950	
6	0860	POOL/SPA	0 100	0	0	1.00	UT	50,000.00	50,000.00	100	1987	1987	04	85	42,500	
8	0911	SCRN RM A	0 100	0	0	1,566.00	SF	18.00	18.00	100	2018	2018	3	74	20,859	
9	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1987	1987	3	58	1,160	

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

Total Acres: 0.00 Total Land Value: 320,000 Market: 0 Agricultural: 0 Common: 320,000

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		480,641	
TOTAL MARKET OB/XF VALUE		66,047	
TOTAL LAND VALUE - MARKET		320,000	
TOTAL MARKET VALUE		866,688	
SOH/AGL Deduction		479,236	
ASSESSED VALUE		387,452	
TOTAL EXEMPTION VALUE		HX HB WX 56,411	
BASE TAXABLE VALUE		331,041	
TOTAL JUST VALUE		866,688	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		789,355	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20173927	SCRNROOM	20,000	12/13/2017
20122585	WTRHTR	800	12/28/2012
BP4361	N/A	12,000	06/17/1987
BP4250	N/A	165,000	04/06/1987

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0507/1121	1/09/1987	WD	Q	V	
GRANTOR: PALMER REED					SALE PRICE
GRANTEE: RUDGE RICHARD					
0314/0579	5/01/1980	WD	Q	V	
GRANTOR:					21,000
GRANTEE:					

BUILDING NOTES									
FGR=[YR=1993] W11 FST=[YR=1993] W14 N7 W2BAS=[YR=1993] N9 U3 L3 W9 D3 L3 W14 S14 W13 S30 E15 FOP=[YR=1993] S5 E10 N5 W10 \$ E12 D2 R2 E7 U2 R2 E1 N35 E3 \$ W3 S15 E19 N8 \$ S8 W19 S22 E30 N30 \$ PTR= E20FUS=[YR=1993] E13 N5 E29 BAL=[YR=1993] E3 STR=[YR=1993] E11 S4 W11 N4 \$ S4 E11S3 SFB=[YR=2010] E11 S16UST=[YR=1993] S14 W27 N14 E27 \$ W27 N16 E16 \$ W14 N7 \$ S7 W2 S28 W2 D2 L2 W7 U2 L2 W27 N30 \$ W20 \$.									

BUILDING DIMENSIONS									
FGR=[YR=1993] W11 FST=[YR=1993] W14 N7 W2BAS=[YR=1993] N9 U3 L3 W9 D3 L3 W14 S14 W13 S30 E15 FOP=[YR=1993] S5 E10 N5 W10 \$ E12 D2 R2 E7 U2 R2 E1 N35 E3 \$ W3 S15 E19 N8 \$ S8 W19 S22 E30 N30 \$ PTR= E20FUS=[YR=1993] E13 N5 E29 BAL=[YR=1993] E3 STR=[YR=1993] E11 S4 W11 N4 \$ S4 E11S3 SFB=[YR=2010] E11 S16UST=[YR=1993] S14 W27 N14 E27 \$ W27 N16 E16 \$ W14 N7 \$ S7 W2 S28 W2 D2 L2 W7 U2 L2 W27 N30 \$ W20 \$.									

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