LOT 33
IN OR 1815/1779
SELVA VERDA 2 PB 4/77

TREPHAN JOHN & PATRICIA
2414 LOS ROBLES DR
FERNANDINA BEACH, FL 32034

2026

00-00-31-1686-0033-0000

BUILDING CHARACTERISTICS

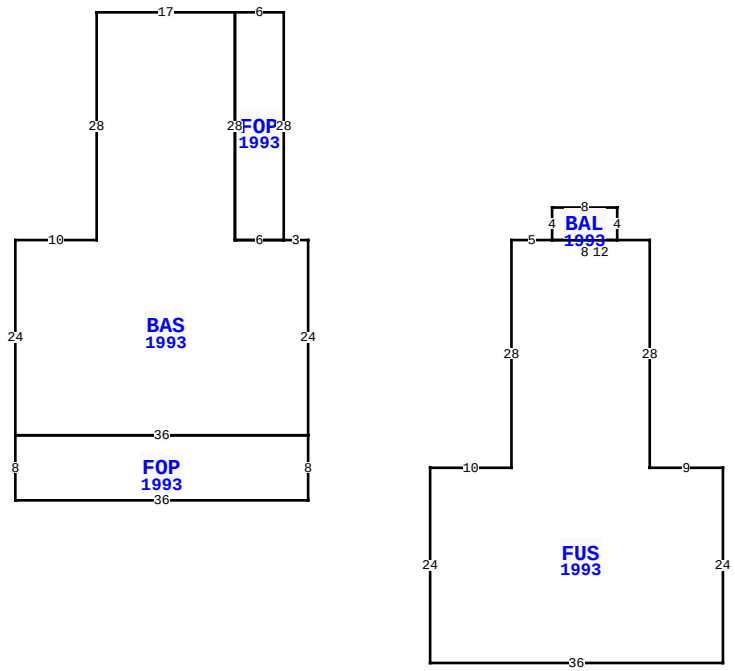
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	07	GAMBREL 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	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
BAL	32	15	1993	5	615
BAS	1,340	100	1993	1,340	164,904
FOP	168	30	1993	50	6,154
FOP	288	30	1993	86	10,583
FUS	1,340	100	1993	1,340	164,904
TOTALS	3,168			2,821	347,159

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,821	114.2400	158.79	447,947	1980	1980	0	0	0	22.50	77.50

1 SNGL FAM 100% - 2013 Heated Area: 2680 HX Base Yr 2013



2414 LOS ROBLES, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		362,300
TOTAL MARKET OB/XF VALUE		840
TOTAL LAND VALUE - MARKET		400,000
TOTAL MARKET VALUE		763,140
SOH/AGL Deduction		551,912
ASSESSED VALUE		211,228
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		159,817
TOTAL JUST VALUE		763,140
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		708,291

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B990105	ADDITION	20,000	03/23/1999
7204	REMODEL	50	07/20/1992
5983	REMODEL	6,000	05/14/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1815/1779	9/12/2012	WD	U	I	38	162,500
GRANTOR: DUENAS WILLIAM J & CA						
GRANTEE: TREPHAN JOHN & PATR						
1310/1310	4/19/2005	WD	Q	I		430,000
GRANTOR: SJUGGERUD STEPHEN D &						
GRANTEE: DUENAS WILLIAM J &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W3 FOP=[YR=1993] N28 W6 S28 E6$ W6 N28 W17 S28 W10 S24 FOP=[YR=1993] S8 E36 N8 W36$ E36 N24$ PTR= E25 FUS=[YR=1993] E5 BAL=[YR=1993] N4 E8 S4 W8$ E12 S28 E9 S24 W36 N24 E10 N28 $ W25 $.

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
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1980	1980	3	42	840	

LAND DESCRIPTION

TOTAL OB/XF 840

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 01/06/2023 BY TWA Total Acres: 0.00 Total Land Value: 400,000 Market: 0 Agricultural: 0 Common: 400,000 PRINTED 07/09/2026 BY SYS

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Roof Structur	07	GAMBREL 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type	01	NONE 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

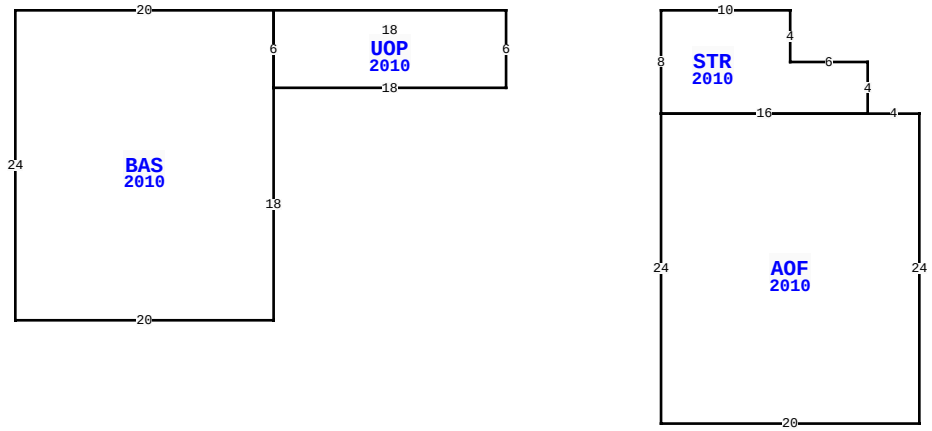
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1073.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	480	110	2010	528	7,687
BAS	480	100	2010	480	6,988
STR	104	10	2010	10	146
UOP	108	20	2010	22	320
TOTALS	1,172			1,040	15,141

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,040	69.1200	26.96	28,038	1999	1999	0	0	0	46.00	54.00

2 GARAGE RES 100% - 2013 Heated Area: 960 HX Base Yr 2013



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1310/1310	4/19/2005	WD	Q	I		430,000
GRANTOR: SJUGGERUD STEPHEN D &						
GRANTEE: DUENAS WILLIAM J &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W20 S24 E20 N18 UOP=[YR=2010] E18 N6 W18 S6$ N6$ PTR= E30 STR=[YR=2010] E10 S4E6S4 AOF=[YR=2010] E4 S24 W20 N24 E16$ W16 N8$ W30$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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