LOT 36
IN OR 2006/1354
DRAINAGE ESMT IN OR 845/1139

BOSTON JOHN MICHAEL II & KELLIE MARIE
2420 LOS ROBLES DR
FERNANDINA BEACH, FL 32034

2026

00-00-31-1686-0036-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

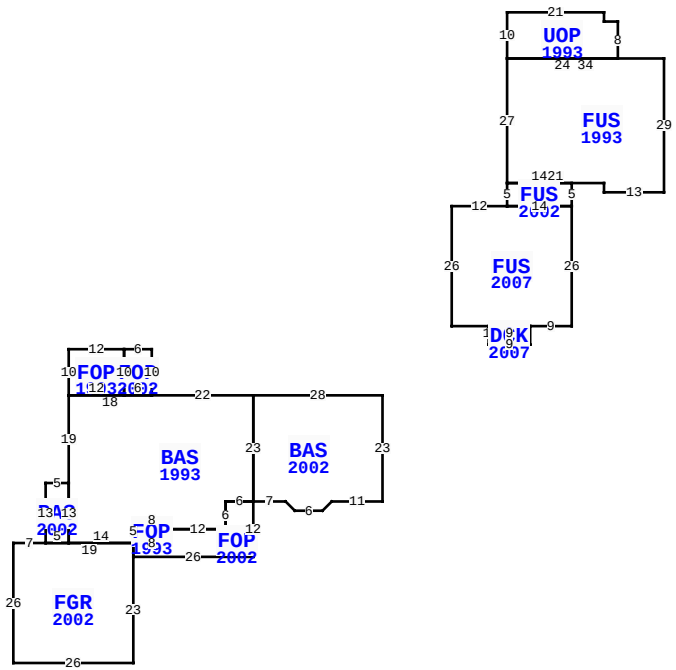
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	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
BAS	1,150	100	1993	1,150	130,865
BAS	65	100	2002	65	7,397
BAS	660	100	2002	660	75,105
DCK	36	10	2007	4	455
FGR	676	55	2002	372	42,332
FOP	40	30	1993	12	1,365
FOP	120	30	1993	36	4,096
FOP	60	30	2002	18	2,049
FOP	168	30	2002	50	5,690
FUS	944	100	1993	944	107,424
TOTALS	4,899			4,104	467,019

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,104	100.1440	139.20	571,277	1980	1980	0	0	0	18.25	81.75

1 SNGL FAM 100% - 2016 Heated Area: 3565 HX Base Yr 2016



** This building has 13 Sub-Areas

2420 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		467,019
TOTAL MARKET OB/XF VALUE		44,748
TOTAL LAND VALUE - MARKET		400,000
TOTAL MARKET VALUE		911,767
SOH/AGL Deduction		437,549
ASSESSED VALUE		474,218
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		422,807
TOTAL JUST VALUE		911,767
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		833,727

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20130301	FNCVFALUM	0	02/12/2013
20062337	H/AC	3,019	10/17/2006
20062336	OTHER	4,000	10/16/2006
20062327	ELEC OTHER	5,000	10/13/2006
20061255	XFOB	15,000	06/06/2006
B0011680	REMODEL	32,000	07/24/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2006/1354	9/25/2015	WD	Q	I	01	399,900
GRANTOR: ZONA TODD B & NANCY A						
GRANTEE: BOSTON JOHN MICHAEL						
0992/1902	6/20/2001	WD	Q	I		226,600
GRANTOR: TODD JOHN D & SHEILA						
GRANTEE: ZONA TODD B & NANCY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W28 BAS=[YR=1993] W22 FOP=[YR=2002] N10 W6 FOP=[YR=1993] W12 S10 E12 N10 $ S10 E6 $ W18 S19 BAS=[YR=2002] W5 S13 FGR=[YR=2002] W7 S26 E26 N23 FOP=[YR=2002] E26 N12 W6 S6 W12 FOP=[YR=1993] N2 W8 S5 E8 N3 $ S3 W8 S3 $ N3 W19 $ E5 N13 $ S13 E14 N5 E8 S2 E12 N6 E6 N23 $ S23 E7 D2 R2 E6 R2 U2 E11 N23 $ PTR= E15 N15 FUS=[YR=2007] N26 E12 FUS=[YR=2002] N5 FUS=[YR=1993] N27 UOP=[YR=1993] N10 E21 S2 E3 S8 W24$ E34 S29 W13 N2 W21$ E14 S5 W14$ E14 S26 W9 DCK=[YR=2007] S4 W9 N4 E9$ W17$ S15 W15$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	42	1,470	
2	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	1980	1980	04	85	42,500	
8	0940	SHEDS/PORT	0	100	10	10	100.00	SF	30.00	30.00	100	2007	2007	3	24	720	
9	1242	WD DECK A	0	100	6	4	24.00	SF	10.00	10.00	100	2007	2007	3	24	58	

LAND DESCRIPTION

TOTAL OB/XF 44,748

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