

LOT 38 (EX E PRT)
IN OR 2410/1385
SELVA VERDA 2 PB 4/77

MIRFIELD ROBERT G & EUN Y
2424 LOS ROBLES DR
FERNANDINA BEACH, FL 32034

2026

00-00-31-1686-0038-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	18	CEMENT BRK 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	08	DECORATIVE 10
Interior Floor	14	CARPET 80
Interior Floor	13	LVT/LAMNT 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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
BAS	2,948	100	1993	2,948	324,995
DCK	144	10	2007	14	1,544
FGR	572	55	1993	315	34,727
FOP	30	30	1993	9	992
FUS	300	100	1993	300	33,073
PTO	81	5	1993	4	441
UOP	18	20	1993	4	441

TOTALS	4,093			3,594	396,212
--------	-------	--	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00
5	1242	WD DECK A	0	100	0	0	332.00	SF	10.00
6	0504	FP-ELECTRI	0	100	0	0	1.00	UT	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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,594	105.7455	146.99	528,282	1985	1985		0	0	25.00	75.00
1 SNGL FAM 100% - 2021 Heated Area: 3248 HX Base Yr 2021												

2424 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	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2002	2002	04	85	42,500	
5	1242	WD DECK A	0	100	0	0	332.00	SF	10.00	10.00	100	1998	1998	3	20	664	
6	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2003	2003	3	85	1,700	

TOTAL OB/XF										44,864							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES
1	000140	C	RES GOLF	100		R1-G	0.00	0.00	1.00	LT		1.00	1.00	400,000.00	400,000.00	400,000	

NASSAU COUNTY PROPERTY										PAGE 1 of 1		2
VALUATION SUMMARY										STANDARD		
VALUATION BY										Tax Group: 2		
BUILDING MARKET VALUE										Tax Dist:		
TOTAL MARKET OB/XF VALUE										396,212		
TOTAL LAND VALUE - MARKET										44,864		
TOTAL MARKET VALUE										400,000		
SOH/AGL Deduction										841,076		
ASSESSED VALUE										282,073		
TOTAL EXEMPTION VALUE										559,003		
BASE TAXABLE VALUE										51,411		
TOTAL JUST VALUE										507,592		
NCON VALUE										841,076		
INCOME VALUE										0		
PREVIOUS YEAR MKT VALUE										748,377		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090158	ELEC OTHER	450	02/05/2009
20090155	OTHER	3,500	02/04/2009
20090154	REMODEL	5,800	02/03/2009
20090010	OTHER	2,250	01/05/2009
20052356	REMODEL	8,000	08/02/2005
B020885	XFOB	25,000	05/23/2002

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2410/1385	11/06/2020	WD	Q	I	02	580,000	
GRANTOR: BARNIA ROBERT W & MARI							
GRANTEE: MIRFIELD ROBERT G &							
2190/1952	4/17/2018	WD	Q	I	02	527,500	
GRANTOR: HOLLAND DONALD L & TA							
GRANTEE: BARNIA ROBERT W & MA							

BUILDING NOTES									
BUILDING DIMENSIONS									
DCK=[YR=2007] W12 BAS=[YR=1993] W20 L2 U2 W7 D2 L2 W36 S9 W12 PTO=[YR=1993] N9 W9 S9E9\$ W9 S15E21 S15 E26 FOP=[YR=1993] E6 N5 W6 S5\$ N5 E6 S5 E2 R2 D2 E4 U2 R2 E2 FGR=[YR=1993] S26 E22 N26 W22\$ E23 N15 E2 N10 W2 N14\$ S12 E12 N12\$ PTR=E15 FUS=[YR=1993] E20 S3 UOP=[YR=1993] E2 S9 W2 N9\$ S12 W20 N15\$ W15\$.									