

LOT 40
IN OR 1298/1452
SELVA VERDA 2 PB 4/77

SIMPSON DONNA SUE/MINSHAW C GENECE
2428 LOS ROBLES
FERNANDINA BEACH, FL 32034

2026

00-00-31-1686-0040-0000



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 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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		

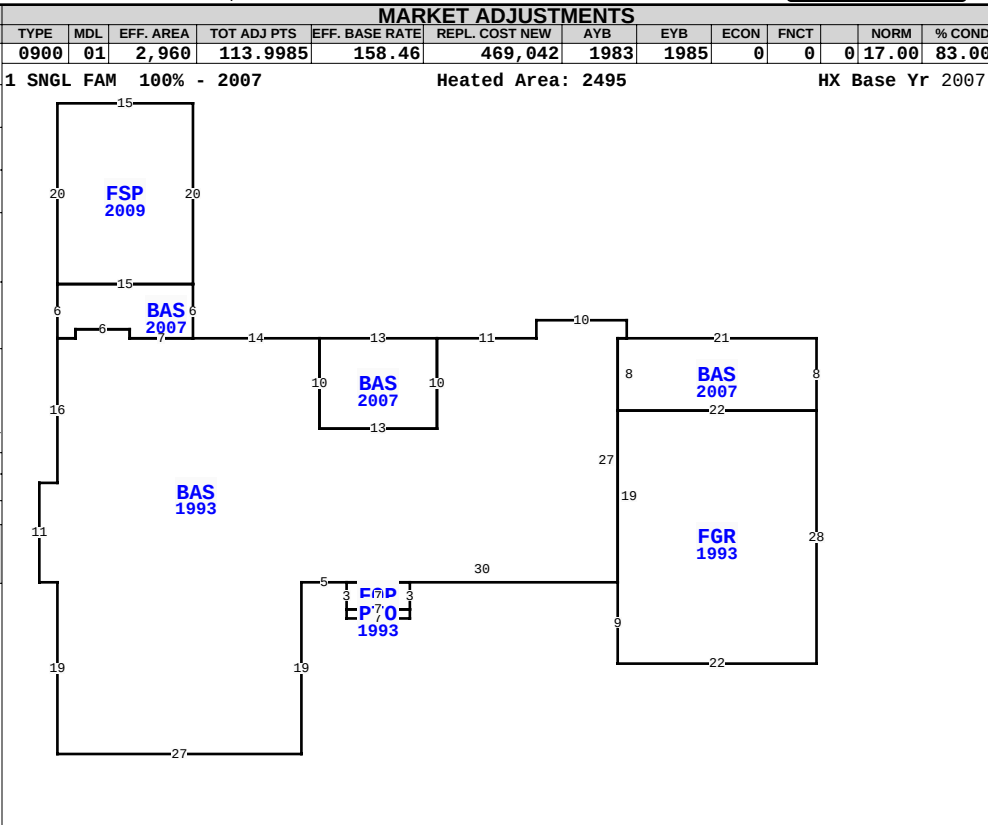
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,105	100	1993	2,105	276,853
BAS	84	100	2007	84	11,048
BAS	130	100	2007	130	17,098
BAS	176	100	2007	176	23,148
FGR	616	55	1993	339	44,586
FOP	21	30	1993	6	789
FSP	300	40	2009	120	15,782
PTO	7	5	1993	0	0

TOTALS	3,439			2,960	389,305
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
4	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00
7	0911	SCRN RM A	0	100	0	0	1,392.00	SF	18.00

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



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

TOTAL OB/XF									
51,982									

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51,982									

Total Acres: 0.00 Total Land Value: 400,000 Market: 0 Agricultural: 0 Common: 400,000

NASSAU COUNTY PROPERTY									
PAGE 1 of 1 2									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					389,305				
TOTAL MARKET OB/XF VALUE					51,982				
TOTAL LAND VALUE - MARKET					400,000				
TOTAL MARKET VALUE					841,287				
SOH/AGL Deduction					412,720				
ASSESSED VALUE					428,567				
TOTAL EXEMPTION VALUE					51,411				
BASE TAXABLE VALUE					377,156				
TOTAL JUST VALUE					841,287				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					758,312				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090460	ELEC OTHER	500	04/15/2009
20090312	XFOB	25,000	03/11/2009
20071966	ELEC OTHER	500	10/17/2007
20071565	ADDITION	9,000	08/22/2007
20071322	H/AC	500	07/17/2007
20071183	OTHER	7,000	06/26/2007

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1298/1452	3/01/2005	WD	Q	I		430,000	
GRANTOR: ZOUL ZACHARY Z & CIND							
GRANTEE: SIMPSON DONNA SUE &							
0744/1501	11/22/1995	WD	Q	I		160,000	
GRANTOR: MACLAUGHLIN JAMES W &							
GRANTEE: ZOUL ZACHARY Z & CI							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2007] W21 BAS=[YR=1993] N2 W10 S2 W11 BAS=[YR=2007] N6 W13 S10 E13 N10\$ S10 W13 N10 W14 BAS=[YR=2007] N6 FSP=[YR=2009] N20 W15 S20 E15\$ W15 S6 E2 N1 E6 S1 E7\$ W7 N1 W6 S1 W2 S16 W2 S11E2 S19 E27 N19 E5 FOP=[YR=1993] S3 PTO=[YR=1993] S1 E7 N1 W7 \$ E7 N3 W7\$ E30 FGR=[YR=1993] S9 E22 N28 W22 S19\$ N27 E1\$ W1 S8 E22 N8\$.									