LOT 48
SELVA VERDA 2 PB 4/77

BUCHANAN CLAYTON W III
1360 AUTUMN TRCE
FERNANDINA BEACH, FL 32034

2026

00-00-31-1686-0048-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

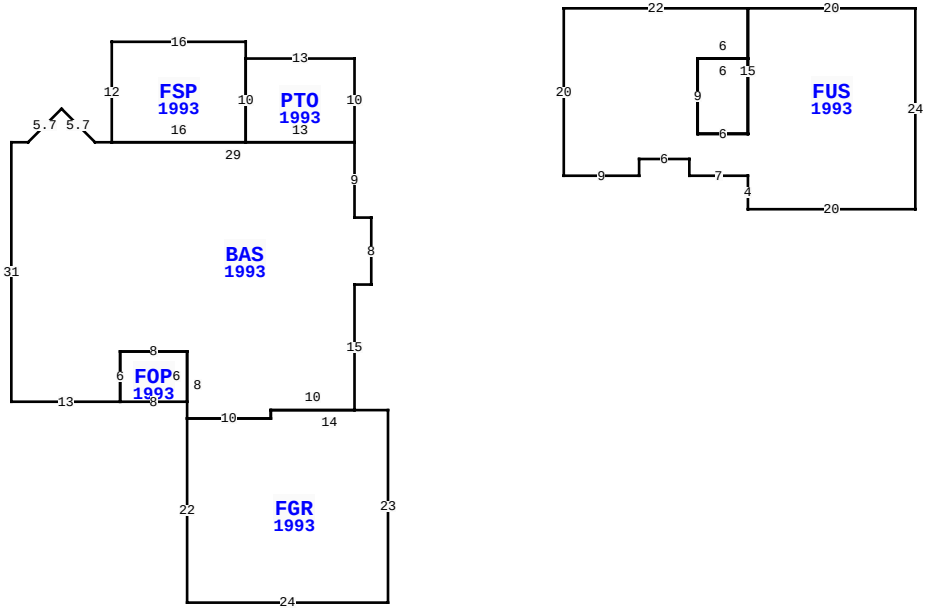
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	08	DECORATIVE 10
Interior Floo	14	CARPET 60
Interior Floo	09	PINE WOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	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	1,285	100	1993	1,285	153,912
FGR	542	55	1993	298	35,693
FOP	48	30	1993	14	1,677
FSP	192	40	1993	77	9,223
FUS	908	100	1993	908	108,756
PTO	130	5	1993	6	719
TOTALS	3,105			2,588	309,981

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,588	107.0400	148.79	385,069	1986	1986	0	0	0	19.50	80.50

1 SNGL FAM 0% - 2026 Heated Area: 2193 HX Base Yr



2413 LOS ROBLES, FERNANDINA BEACH

BLD DATE	01/23/2008 DJ	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	309,981
TOTAL MARKET OB/XF VALUE	1,120
TOTAL LAND VALUE - MARKET	400,000
TOTAL MARKET VALUE	711,101
SOH/AGL Deduction	0
ASSESSED VALUE	711,101
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	711,101
TOTAL JUST VALUE	711,101
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	651,711

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110253	H/AC	4,000	02/22/2011
20051121	OTHER	3,000	01/26/2005
20010668	REPAIR/RRF	4,000	04/16/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2808/83	8/08/2025	WD	U	I	37	630,000
GRANTOR: BURNS DAVID ALLEN REV						
GRANTEE: BUCHANAN CLAYTON W						
2693/1909	2/05/2024	WD	U	I	11	100
GRANTOR: BURNS DAVID A						
GRANTEE: BURNS DAVID ALLEN R						

BUILDING NOTES

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
2	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1986	1986	3	56	1,120	

BUILDING DIMENSIONS

FUS=[YR=1993] W6 S9 E6 N15 W22 S20 E9 N2 E6 S2 E7 S4 E20 N24 W20 S15W6N9E6$PTR= W47 PTO=[YR=1993] W13 FSP=[YR=1993] N2 W16 S12 BAS=[YR=1993] W2 U4 L4 D4 L4 W2 S31 E13 FOP=[YR=1993] E8N6 W8 S6 $ N6 E8 S8 FGR=[YR=1993] S22 E24 N23 W14 S1 W10 $ E10 N1 E10 N15 E2 N8 W2 N9 W29 $ E16 N10 $ S10 E13 N10 $ E47 $.

LAND DESCRIPTION

TOTAL OB/XF 1,120

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