

LOT 49
ESMT IN OR 442/310
SELVA VERDA 2 PB 4/77

VERLINDE GREGORY A & ELIZABETH
2411 LOS ROBLES
FERNANDINA BEACH, FL 32034

2026

00-00-31-1686-0049-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																		
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																						
Exterior Wall	11	BD/BTN AVG 100	0500	01	2,971	106.5960	176.95	525,718	1986	2006	0	0	0	9.50	90.50	VALUATION BY		STANDARD																				
Roof Structur	03	GABLE/HIP 100	1 SFR CUST 100% - 2021										Heated Area: 2500					HX Base Yr					Tax Group: 2		Tax Dist:													
Roof Cover	03	COMP SHNGL 100															BUILDING MARKET VALUE		475,775																			
Interior Wall	05	DRYWALL 100															TOTAL MARKET OB/XF VALUE		79,471																			
Interior Floo	14	CARPET 60															TOTAL LAND VALUE - MARKET		400,000																			
Interior Floo	12	HARDWOOD 40															TOTAL MARKET VALUE		955,246																			
Air Condition	03	CENTRAL 100															SOH/AGL Deduction		171,960																			
Heating Type	04	AIR DUCTED 100															ASSESSED VALUE		783,286																			
Bedrooms		3 100															TOTAL EXEMPTION VALUE		13 783,286																			
Bathrooms		2.5 100															BASE TAXABLE VALUE		0																			
Frame	02	WOOD FRAME 100															TOTAL JUST VALUE		955,246																			
Stories	2.	2. 100															NCON VALUE		0																			
Units	0	100															INCOME VALUE																					
BUD8 Adjustme	02	DIST FB 100															PREVIOUS YEAR MKT VALUE		860,996																			
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	1,440	100	1993	1,440	230,601																																	
FGR	500	55	1993	275	44,038																																	
FOP	6	30	1993	2	320																																	
FSP	435	40	2025	174	27,864																																	
FUS	1,060	100	1993	1,060	169,748																																	
UOP	100	20	1993	20	3,203																																	
TOTALS			3,541			2,971											475,775																					
EXTRA FEATURES			2411 LOS ROBLES, FERNANDINA BEACH																																			
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																					
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1986	1986	3	56	1,120																						
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	1987	1987	04	85	42,500																						
7	0912	SCRN RM G	0	100	44	40	1,760.00	SF	21.00	21.00	100	2025	2024		97	35,851																						