LOT 50
ESMT IN OR 442/300
SELVA VERDA 2 PB 4/77

HABLE THOMAS V
2409 LOS ROBLES DR
FERNANDINA BEACH, FL 32034

2026

00-00-31-1686-0050-0000

BUILDING CHARACTERISTICS

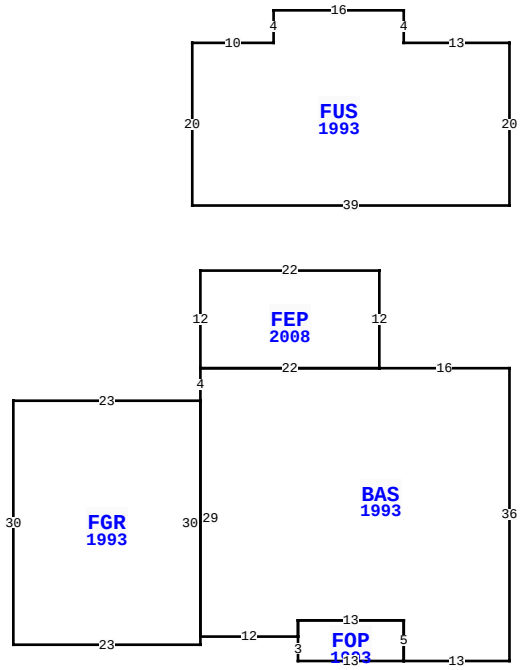
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	1,267	100	1993	1,267	154,584
FEP	264	80	2008	211	25,744
FGR	690	55	1993	380	46,363
FOP	65	30	1993	20	2,440
FUS	844	100	1993	844	102,975
TOTALS	3,130			2,722	332,105

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,722	107.0400	148.79	405,006	1981	1981	0	0	0	18.00	82.00

1 SNGL FAM 100% - 0 Heated Area: 2111 HX Base Yr



2409 LOS ROBLES, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		332,105
TOTAL MARKET OB/XF VALUE		45,380
TOTAL LAND VALUE - MARKET		400,000
TOTAL MARKET VALUE		777,485
SOH/AGL Deduction		536,099
ASSESSED VALUE		241,386
TOTAL EXEMPTION VALUE	HX HB WR	56,411
BASE TAXABLE VALUE		184,975
TOTAL JUST VALUE		777,485
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		684,713

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B969597	REPAIR/RRF	2,500	02/13/1996
4686	XFOB	3,800	02/11/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2717/1034	3/28/2024	QC	U	I	11	100
GRANTOR: HABLE THOMAS V						
GRANTEE: HABLE THOMAS V						
2320/0466	11/18/2019	QC	U	I	11	100
GRANTOR: HABLE THOMAS V & JEAN						
GRANTEE: HABLEMABE ANNE M &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 FEP=[YR=2008] N12 W22 S12 E22$ W22 S4 FGR=[YR=1993] W23 S30 E23 N30$ S29 E12 FOP=[YR=1993] S3 E13 N5 W13 S2$ N2 E13 S5 E13 N36$ PTR= N20 FUS=[YR=1993] N20 W13 N4 W16 S4 W10 S20 E39$ S20 $.

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
4	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	1988	1988	04	85	42,500	
6	0910	SCRN RM L	0	100	40	24	960.00	SF	15.00	15.00	100	1988	1988	3	20	2,880	

LAND DESCRIPTION

TOTAL OB/XF 45,380

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