LOT 53
IN OR 2231/1285
SELVA VERDA 2 PB 4/77

RIGGS ROGER
2403 LOS ROBLES
FERNANDINA BEACH, FL 32034

2026

00-00-31-1686-0053-0000

BUILDING CHARACTERISTICS

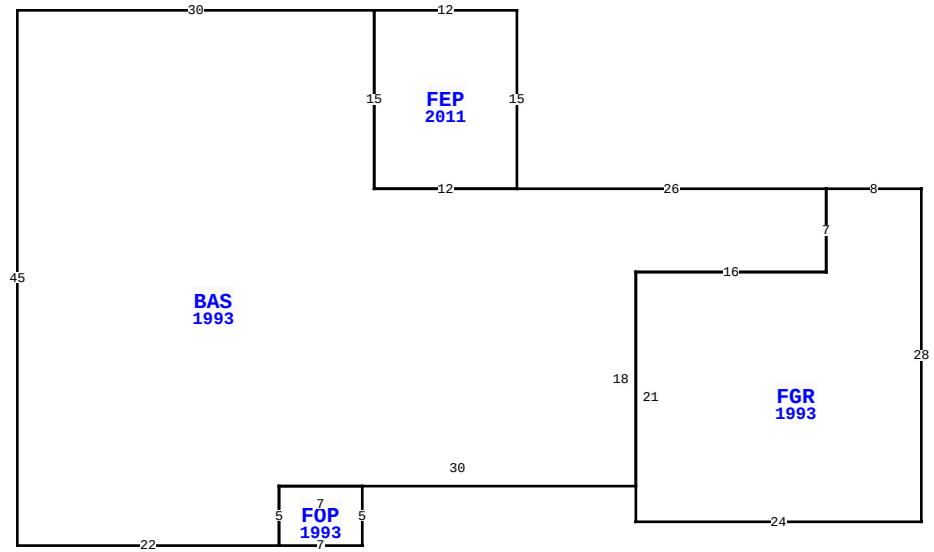
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	21	STONE 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,972	100	1993	1,972	246,058
FEP	180	80	2011	144	17,968
FGR	560	55	1993	308	38,431
FOP	35	30	1993	10	1,248
TOTALS	2,747			2,434	303,705

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,434	112.2100	155.97	379,631	1981	1981	0	0	0	20.00	80.00

1 SNGL FAM 100% - 2023 Heated Area: 1972 HX Base Yr 2023



2403 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		303,705
TOTAL MARKET OB/XF VALUE		1,540
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		655,245
SOH/AGL Deduction		173,980
ASSESSED VALUE		481,265
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		429,854
TOTAL JUST VALUE		655,245
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		593,299

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2231/1285	9/28/2018	WD	Q	I	02	325,000
GRANTOR: BARRY LAND LLC						
GRANTEE: RIGGS ROGER						
0901/1032	9/30/1999	QC	U	I	07	100
GRANTOR: BARRY ARTHUR P JR						
GRANTEE: BARRY LAND LLC						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W8 BAS=[YR=1993] W26 FEP=[YR=2011] N15 W12 S15 E12$W12N15 W30S45 E22 FOP=[YR=1993] E7 N5 W7 S5 $ N5 E30 N18 E16 N7$ S7 W16 S21 E24 N28$.

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
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1981	1981	3	44	1,540	

LAND DESCRIPTION

TOTAL OB/XF 1,540

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	000100	C	RES	100		R1-G	0.00	0.00	1.00	LT		1.00	1.00	1.00	350,000.00	350,000.00	350,000							

REVIEW DATE 01/06/2023 BY TWA Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 07/09/2026 BY SYS