LOT 54
SELVA VERDA SUB #3 PB 4/102

MARTIN JAMES P & JACQUELINE D
3626 VIA DEL MAR
FERNANDINA BEACH, FL 32034

**2026**

**00-00-31-1687-0054-0000**

## BUILDING CHARACTERISTICS

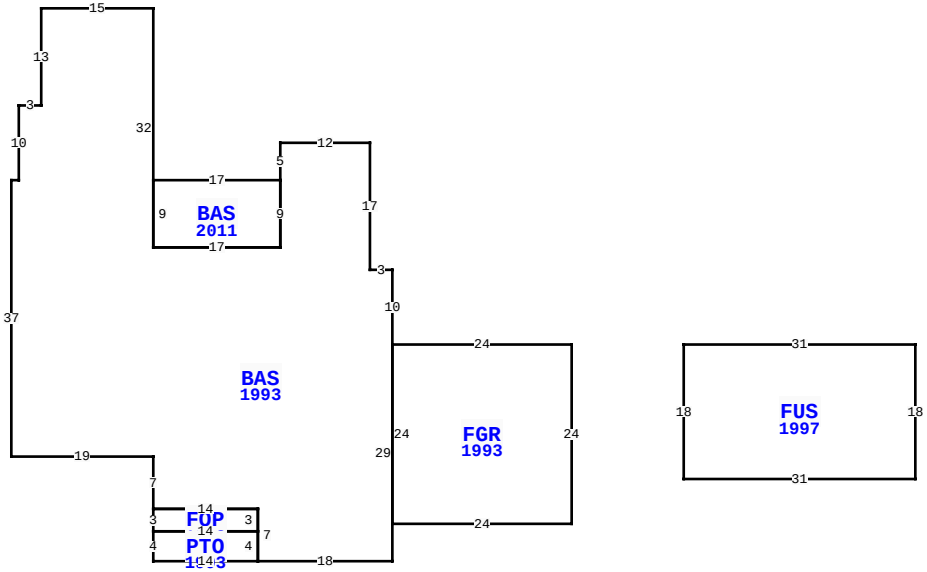
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 60 |
| Exterior Wall | 12 | CEDAR 40 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 5 100 |
| 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 | 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 | 2,483 | 100 | 1993 | 2,483 | 317,976 |
| BAS | 153 | 100 | 2011 | 153 | 19,593 |
| FGR | 576 | 55 | 1993 | 317 | 40,595 |
| FOP | 42 | 30 | 1993 | 13 | 1,665 |
| FUS | 558 | 100 | 1997 | 558 | 71,458 |
| PTO | 56 | 5 | 1993 | 3 | 384 |
| TOTALS | 3,868 | | | 3,527 | 451,671 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 3,527 | 108.3915 | 150.66 | 531,378 | 1985 | 1995 | 0 | 0 | 0 | 15.00 | 85.00 |

1 SNGL FAM 100% - 2020 Heated Area: 3194 HX Base Yr 2020




3626 VIA DEL MAR, 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 | | 451,671 |
| TOTAL MARKET OB/XF VALUE | | 46,280 |
| TOTAL LAND VALUE - MARKET | | 400,000 |
| TOTAL MARKET VALUE | | 897,951 |
| SOH/AGL Deduction | | 551,716 |
| ASSESSED VALUE | | 346,235 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 294,824 |
| TOTAL JUST VALUE | | 897,951 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 801,665 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 5996 | ADDITION | 12,000 | 05/29/1990 |
| 5989 | ADDITION | 12,000 | 05/21/1990 |
| 3527B | SWIM POOL | 90,000 | 12/01/1985 |
| 3203B | NEW CONSTR | 95,000 | 09/01/1985 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2302/1855 | 9/09/2019 | WD | Q | I | 01 | 610,000 |
| GRANTOR: FOSTER JEFFREY & ELIZ | | | | | | |
| GRANTEE: MARTIN JAMES P & JA | | | | | | |
| 1421/1225 | 6/20/2006 | WD | Q | I | | 565,000 |
| GRANTOR: JACOBY ROBERTA F TRUS | | | | | | |
| GRANTEE: FOSTER JEFFREY & EL | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FGR=[YR=1993] W24 BAS=[YR=1993] N10 W3 N17 W12 S5
BAS=[YR=2011] W17 S9 E17 N9 $ S9 W17 N32 W15 S13 W3 S10 W1
S37 E19 S7 FOP=[YR=1993] S3 PTO=[YR=1993] S4 E14 N4 W14 $
E14 N3 W14 $ E14 S7 E18 N29 $ S24 E24 N24 $ PTR= E15
FUS=[YR=1997] E31 S18 W31 N18 $ W15 $ .

## 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 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 2.00 | UT | 3,500.00 | 3,500.00 | 100 | 1985 | 1985 | 3 | 54 | 3,780 | |
| 3 | 0860 | POOL/SPA | 0 | 100 | 0 | 0 | 1.00 | UT | 50,000.00 | 50,000.00 | 100 | 1985 | 1985 | 04 | 85 | 42,500 | |

## LAND DESCRIPTION

TOTAL OB/XF 46,280

| 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