

LOT 58
IN OR 657 PG 679
SELVA VERDA SUB 3 PB 4/102

MANNING PAUL & DEBORAH
3618 VIA DEL MAR
FERNANDINA BEACH, FL 32034

2026

00-00-31-1687-0058-0000



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 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
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. 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	1,322	100	1993	1,322	173,770
FGR	810	55	1993	446	58,625
FOP	224	30	1993	67	8,807
FOP	200	30	2007	60	7,886
FUS	527	100	1993	527	69,272
UOP	48	20	2007	10	1,314

TOTALS	3,131			2,432	319,675
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00
4	0910	SCRN RM L	0	100	0	0	1,469.00	SF	15.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000140	C	RES GOLF	100		R1-G	0.00	0.00	1.00

REVIEW DATE 01/01/2023 BY CD

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,432	118.9524	165.34	402,107	1984	1984		0	0	20.50
1 SNGL FAM 100% - 0 Heated Area: 1849 HX Base Yr											
3618 VIA DEL MAR, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/28/2026 MLU											

TOTAL OB/XF											
48,710											

TOTAL OB/XF											
48,710											

Total Acres: 0.00 Total Land Value: 400,000 Market: 0 Agricultural: 0 Common: 400,000

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 2
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	319,675		
TOTAL MARKET OB/XF VALUE	48,710		
TOTAL LAND VALUE - MARKET	400,000		
TOTAL MARKET VALUE	768,385		
SOH/AGL Deduction	477,929		
ASSESSED VALUE	290,456		
TOTAL EXEMPTION VALUE	HX HB 51,411		
BASE TAXABLE VALUE	239,045		
TOTAL JUST VALUE	768,385		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	701,930		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110289	REPAIR/RRF	8,131	03/03/2011
20110207	REMODEL	4,200	02/14/2011
20052534	REPAIR/RRF	6,000	08/26/2005
20052235	REMODEL	1,000	07/15/2005
20052167	H/AC	3,000	07/07/2005
20051917	REMODEL	50,000	06/07/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
0657/0679	5/12/1992	WD	Q	I	
GRANTOR: DENNIS RALPH & R J					
GRANTEE: MANNING PAUL & D					
0593/0227	3/20/1990	WD	Q	I	
GRANTOR: THOMAS ROBERT H JR					
GRANTEE: DENNIS RALPH & R					

BUILDING NOTES					

BUILDING DIMENSIONS					
FGR=[YR=1993] W27 BAS=[YR=1993] W11 FOP=[YR=2007] N4 W25 UOP=[YR=2007] W6 S8 E6 N8\$ S8 E25 N4\$ S4 W31 N4 W14 S23 E2 D2 R2 E6 U2 R2 E1 S4 E2 FOP=[YR=1993] S8 E28 N8 W28\$ E30 N4 E1 D2 R2 E5 U2 R2 E1 N23\$ S30 E27N30\$ PTR=E20 FUS=[YR=1993] E30 S17 W5 S4 W4 N4 W2 N5 W3 S5 W6 S4 W4 N4 W6 N17 \$ W20\$.					

OTHER ADJUSTMENTS AND NOTES											

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