LOT 62
SELVE VERDA SUB #3 PB 4/102

**ESPINOSA ANNEYRA/MARTINEZ LIANE**
3610 VIA DEL MAR RD
FERNANDINA BEACH, FL 32034

**2026**

**00-00-31-1687-0062-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 20 | FACE BRICK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 11 | CLAY TILE 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 02 | DIST FB 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 04 | Quality Level 04 |

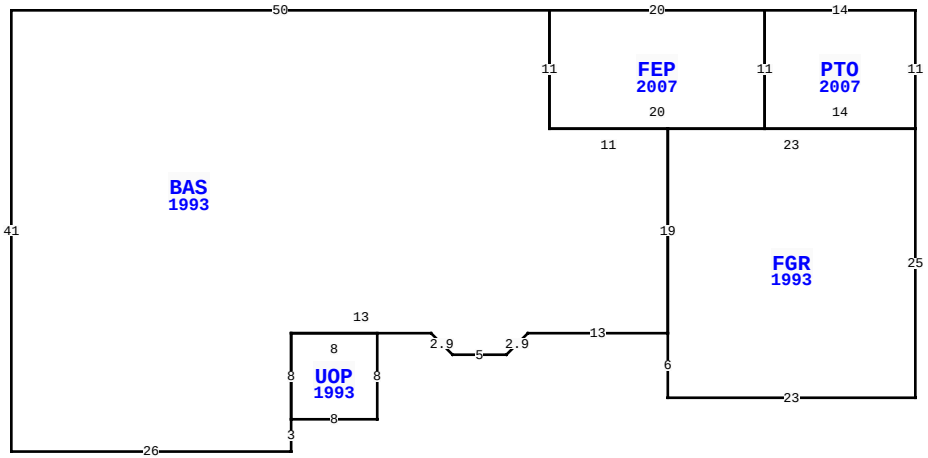
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | 1073.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,009 | 100 | 1993 | 2,009 | 233,338 |
| FEP | 220 | 80 | 2007 | 176 | 20,442 |
| FGR | 575 | 55 | 1993 | 316 | 36,702 |
| PTO | 154 | 5 | 2007 | 8 | 929 |
| UOP | 64 | 20 | 1993 | 13 | 1,510 |
| TOTALS | 3,022 | | | 2,522 | 292,921 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,522 | 111.7872 | 155.38 | 391,868 | 1985 | 1990 | 0 | 0 | 0 | 25.25 | 74.75 |

1 SNGL FAM 100% - 2025 Heated Area: 2009 HX Base Yr 2025




3610 VIA DEL MAR, FERNANDINA BEACH

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

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 292,921 |
| TOTAL MARKET OB/XF VALUE | | 1,890 |
| TOTAL LAND VALUE - MARKET | | 400,000 |
| TOTAL MARKET VALUE | | 694,811 |
| SOH/AGL Deduction | | 41,751 |
| ASSESSED VALUE | | 653,060 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 601,649 |
| TOTAL JUST VALUE | | 694,811 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 635,891 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20111987 | WTR HTR | 500 | 11/04/2011 |
| 20061924 | REPAIR/RRF | 8,750 | 08/16/2006 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2700/35 | 3/12/2024 | WD | Q | I | 01 | 750,000 |
| GRANTOR: JOWERS CECIL C & MARY | | | | | | |
| GRANTEE: ESPINOSA ANNEYRA | | | | | | |
| 1464/0036 | 12/07/2006 | WD | Q | I | | 417,000 |
| GRANTOR: BYRNE THOMAS JR & JEA | | | | | | |
| GRANTEE: JOWERS CECIL C & MA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

PTO=[YR=2007] W14 FEP=[YR=2007] W20 BAS=[YR=1993] W50 S41 E26 N3 UOP=[YR=1993] E8 N8 W8 S8$ N8 E13 D2 R2 E5 R2 U2 E13 FGR=[YR=1993] S6 E23 N25 W23 S19$ N19 W11 N11$ S11 E20 N11$ S11 E14 N11$ .

## 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 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1985 | 1985 | 3 | 54 | 1,890 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,890

| 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