LOT 65
SELVA VERDA 3 PB 4/102

DRAGONETTE JASON P & LISA C
3604 VIA DEL MAR RD
FERNANDINA BEACH, FL 32034

2026

00-00-31-1687-0065-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

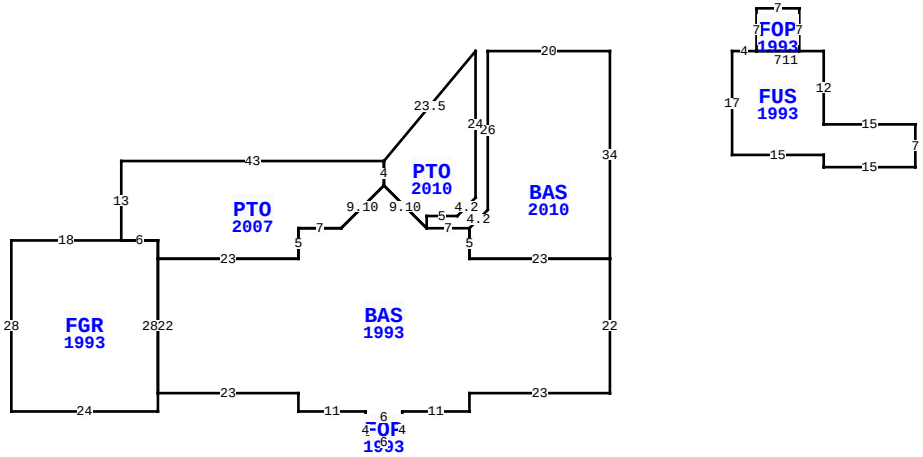
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,907	100	1993	1,907	239,235
BAS	700	100	2010	700	87,816
FGR	672	55	1993	370	46,417
FOP	24	30	1993	7	878
FOP	49	30	1993	15	1,882
FUS	360	100	1993	360	45,162
PTO	576	5	2007	29	3,638
PTO	255	5	2010	13	1,631
TOTALS	4,543			3,401	426,659

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,401	113.5280	157.80	536,678	1984	1984	0	0	0	20.50	79.50

1 SNGL FAM 100% - 2021 Heated Area: 2967 HX Base Yr 2021



3604 VIA DEL MAR, FERNANDINA BEACH

BLD DATE	03/12/2008 DJ	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		426,659
TOTAL MARKET OB/XF VALUE		3,002
TOTAL LAND VALUE - MARKET		400,000
TOTAL MARKET VALUE		829,661
SOH/AGL Deduction		288,912
ASSESSED VALUE		540,749
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		489,338
TOTAL JUST VALUE		829,661
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		730,150

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20091315	OTHER	3,200	09/29/2009
20091250	ADDITION	45,000	09/17/2009
20062555	REPAIR/RRF	9,600	11/16/2006
7511	ADDITION	23,263	01/28/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2346/1427	3/12/2020	WD	Q	I	01	490,000
GRANTOR: BAKER DAVID W						
GRANTEE: DRAGONETTE JASON P						
1495/0167	4/26/2007	WD	Q	I		512,000
GRANTOR: GILLESPIE RONALD D &						
GRANTEE: BAKER DAVID W & CAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W20 S26 D3 L3 BAS=[YR=1993] W7 PTO=[YR=2010] N2 E5 U3 R3 N24 D18 L15 PTO=[YR=2007] W43 S13 FGR=[YR=1993] W18 S28 E24 N28 W6$E6 S3 E23 N5 E7 U7 R7 N4$ S4 D7 R7 $ U7 L7 D7 L7 W7 S5 W23 S22 E23 S3 E11 S1FOP=[YR=1993] S4 E6 N4 W6$ E6 N1 E11N3 E23 N22 W23 N5 $ S5 E23 N34$ PTR= E20 FUS=[YR=1993] E4FOP=[YR=1993] N7 E7 S7 W7$ E11 S12 E15 S7 W15 N2 W15 N17$ W20$.

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
5	1126	CB/STC 8"	0	100	0	0	536.00	SF	8.00	8.00	100	1997	1997	3	70	3,002	

LAND DESCRIPTION

TOTAL OB/XF 3,002

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	0006	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