

LOT 66
IN OR 1517/1676
SELVA VERDA #3 PB 4/102

MCPHAIL ARLENE
3602 VIA DEL MAR
FERNANDINA BEACH, FL 32034

2026

00-00-31-1687-0066-0000



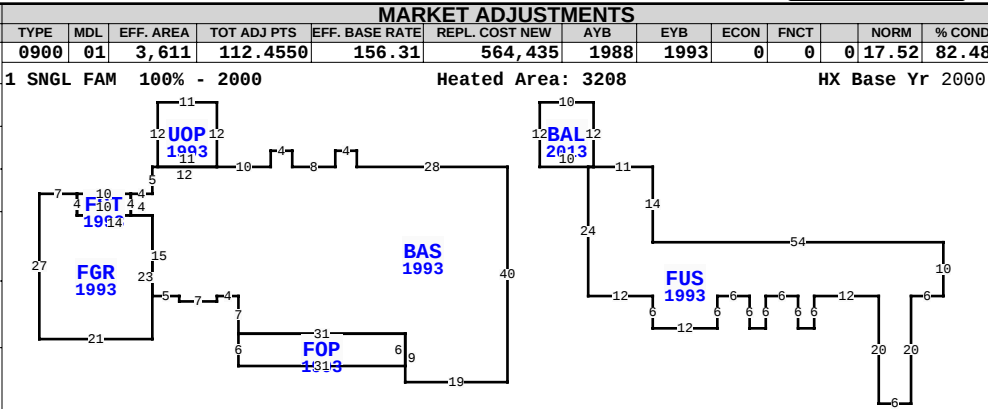
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN AVG 80
Exterior Wall	20	FACE BRICK 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	5	100
Bathrooms	4.5	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
BAL	120	15	2013	18	2,321
BAS	2,152	100	1993	2,152	277,445
FGR	511	55	1993	281	36,228
FOP	186	30	1993	56	7,219
FST	40	55	1993	22	2,836
FUS	1,056	100	1993	1,056	136,144
UOP	132	20	1993	26	3,352
TOTALS	4,197			3,611	465,546

L N	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
1	0525	GAZEBO	0	100	0	0	1.00	UT	5,000.00	100	1988	1988	3	20	1,000	
6	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	100	1988	1988	3	60	1,200	
10	1126	CB/STC 8"	0	100	0	0	1,657.00	SF	8.00	100	1989	1989	3	52	6,893	

LAND DESCRIPTION			TOTAL OB/XF 9,093													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
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

REVIEW DATE 01/01/2023 BY CD



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/28/2026
INC DATE		AG DATE	MLU
3602 VIA DEL MAR, FERNANDINA BEACH			

EXTRA FEATURES																
L N	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
1	0525	GAZEBO	0	100	0	0	1.00	UT	5,000.00	100	1988	1988	3	20	1,000	
6	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	100	1988	1988	3	60	1,200	
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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

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

NASSAU COUNTY PROPERTY				PAGE 1 of 1		2
VALUATION SUMMARY						
VALUATION BY						STANDARD
Tax Group: 2			Tax Dist:			
BUILDING MARKET VALUE						465,546
TOTAL MARKET OB/XF VALUE						9,093
TOTAL LAND VALUE - MARKET						400,000
TOTAL MARKET VALUE						874,639
SOH/AGL Deduction						507,415
ASSESSED VALUE						367,224
TOTAL EXEMPTION VALUE			HX HB SX WX			106,411
BASE TAXABLE VALUE						260,813
TOTAL JUST VALUE						874,639
NCON VALUE						0
INCOME VALUE						
PREVIOUS YEAR MKT VALUE						814,147

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B991164	REPAIR/RRF	2,000	09/02/1999
B990811	XF08	2,500	07/12/1999
4754	NEW CONSTR	164,000	03/18/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1517/1676	8/07/2007	LE	Q	I	01	100	
GRANTOR: MCPHAIL RAYMOND & ARL							
GRANTEE: BETZ STEVEN							
1515/0729	7/27/2007	QC	Q	I	06	100	
GRANTOR: BETZ STEVE							
GRANTEE: MCPHAIL RAYMOND & A							

BUILDING NOTES																
BUILDING DIMENSIONS																
BAS=[YR=1993] W28 N3 W4 S3 W8 N3 W4 S3 W10 UOP=[YR=1993] N12 W11 S12 E11 \$ W12 S5 W4 FST=[YR=1993] W10 FGR=[YR=1993] W7 S27 E21 N23 W14 N4\$ S4 E10 N4\$ S4 E4 S15 E5 S1 E7 N1 E4 S7 FOP=[YR=1993] S6 E31 N6 W31 \$ E31 S9 E19 N40\$ PTR=E15 FUS=[YR=1993] E1 BAL=[YR=2013] N12 W10 S12 E10\$ E11 S14 E54 S10 W6S20 W6 N20 W12 S6 W3 N6 W6 S6 W3 N6 W6 S6 W12 N6 W12 N24 \$ W15 \$.																

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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

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