

LOT 67
IN OR 842/495
SELVA VERDA 3 PB 4/102

LEMOND RONNIE G & DONNA D
3600 VIA DEL MAR
FERNANDINA BEACH, FL 32034

2026

00-00-31-1687-0067-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 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	12	HARDWOOD 30
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	

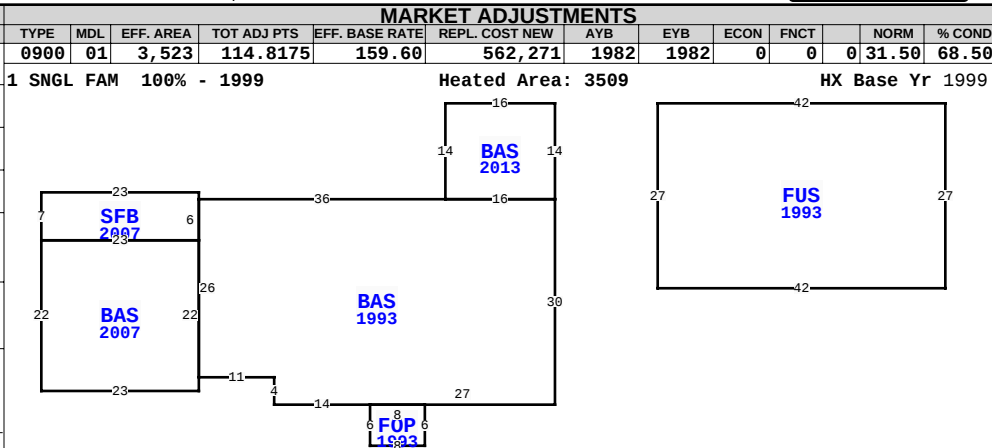
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,516	100	1993	1,516	165,738
BAS	506	100	2007	506	55,319
BAS	224	100	2013	224	24,489
FOP	48	30	1993	14	1,530
FUS	1,134	100	1993	1,134	123,975
SFB	161	80	2007	129	14,103

TOTALS	3,589			3,523	385,156
--------	-------	--	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
3	0350	CARPORT WD	0	100	14	15	210.00	SF	13.00
4	0940	SHEDS/PORT	0	100	12	20	240.00	SF	30.00
5	0940	SHEDS/PORT	0	100	10	10	100.00	SF	30.00
6	0860	POOL/SPA	0	100	0	0	1.00	UT	40,000.00
9	1242	WD DECK A	0	100	0	0	781.00	SF	10.00
10	0600	SUMMER KIT	0	100	0	0	1.00	UT	10,000.00

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



TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,523	114.8175	159.60	562,271	1982	1982	0	0	31.50	68.50
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
04/28/2026										MLU	

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
3	0350	CARPORT WD	0	100	14	15	210.00	SF	13.00
4	0940	SHEDS/PORT	0	100	12	20	240.00	SF	30.00
5	0940	SHEDS/PORT	0	100	10	10	100.00	SF	30.00
6	0860	POOL/SPA	0	100	0	0	1.00	UT	40,000.00
9	1242	WD DECK A	0	100	0	0	781.00	SF	10.00
10	0600	SUMMER KIT	0	100	0	0	1.00	UT	10,000.00

TOTAL OB/XF									
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

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

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					385,156				
TOTAL MARKET OB/XF VALUE					42,132				
TOTAL LAND VALUE - MARKET					400,000				
TOTAL MARKET VALUE					827,288				
SOH/AGL Deduction					484,027				
ASSESSED VALUE					343,261				
TOTAL EXEMPTION VALUE					51,411				
BASE TAXABLE VALUE					291,850				
TOTAL JUST VALUE					827,288				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					749,532				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100261	OTHER	3,500	02/08/2010
20070529	REPAIR/RRF	19,456	04/03/2007
B990516	SWIM POOL	17,000	05/25/1999

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0842/0495	7/23/1998	WD	Q	I		177,000	
GRANTOR: MAUMENEE ALFRED EDWAR							
GRANTEE: LEMMOND RONNIE G &							
0716/0627	10/18/1994	WD	Q	I		169,900	
GRANTOR: HARDWICK JAMES O							
GRANTEE: MAUMENEE ALFRED E I							

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=2013] W16 S14 BAS=[YR=1993] W36 SFB=[YR=2007] N1 W23 S7 BAS=[YR=2007] S22 E23 N22 W23\$ E23 N6\$ S26 E11 S4 E14 FOP=[YR=1993] S6 E8 N6 W8\$ E27 N30 W16\$ E16 N14\$ PTR= E15 FUS=[YR=1993] E42 S27 W42 N27\$ W15\$.									