

LOT 20
IN OR 2155/1650
ISLE DE MAI AT AMELIA PB 7/12

JOHNSON ROBERT & LINDA A
541 SPANISH WAY WEST
FERNANDINA BEACH, FL 32034

2023

00-00-31-087I-0020-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1079.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,476	100	2,476	417,132
FGR	527	55	290	48,856
FOP	50	30	15	2,527
FSP	210	40	84	14,151
FST	15	55	8	1,348

TOTALS	3,278		2,873	484,016
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0855	CONC PAVER	0	0	0	0	528.00	SF	7.00
2	0855	CONC PAVER	0	0	0	0	68.00	SF	10.00
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0	0003		0.00	0.00	1.00

REVIEW DATE	11/14/2019	BY	DJA
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,873	111.9540	175.49	504,183	2014	2014		0	0	4.00	96.00
1 SFR CUST - 0% - 0 Heated Area: 2476 HX Base Yr												

541 W SPANISH WAY, FERNANDINA BEACH				BLD DATE					LGL DATE		
				XF DATE					LAND DATE		
				INC DATE					AG DATE		
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
528.00	SF	7.00	7.00	100	2014	2014	3	95	3,511		
68.00	SF	10.00	10.00	100	2014	2014	3	95	646		
1.00	UT	3,500.00	3,500.00	100	2014	2014	3	97	3,395		

TOTAL OB/XF												
7,552												

Total Acres:	0.00	Total Land Value:	140,000	Market:	0	Agricultural:	0
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NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		484,016	
TOTAL MARKET OB/XF VALUE		7,552	
TOTAL LAND VALUE - MARKET		140,000	
TOTAL MARKET VALUE		631,568	
SOH/AGL Deduction		80,236	
ASSESSED VALUE		551,332	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		551,332	
TOTAL JUST VALUE		631,568	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		640,667	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20132851	H/AC	5,810	12/19/2013
20132735	NEW CONSTR	4,000	12/04/2013
20132403	NEW CONSTR	275,063	10/14/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2155/1650	11/03/2017	WD	Q	I	02	445,000
GRANTOR: LAING LOIS G						
GRANTEE: JOHNSON ROBERT & LI						
1925/0703	6/12/2014	WD	Q	I	01	416,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: LAING LOIS G & BRIE						

BUILDING NOTES									
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BUILDING DIMENSIONS									
FSP=[YR=2019] W21 BAS=[YR=2014] W24 S52 FGR=[YR=2014] S23 E22 N5 E2 FOP=[YR=2014] S2 E9 N2 W1 N4 W8 S4\$ N18 W15 FST=[YR=2014] W5 S3 E5 N3\$ S3 W5 N3 W4\$ E24 S14 E8 S4 E13 N60 W21 N10\$ S10 E21 N10\$.									