LOT 24
IN OR 2203/1911
ISLE DE MAI AT AMELIA PB 7/12

MARASCO JOSEPH A JR L/E/
525 SPANISH WAY WEST
FERNANDINA BEACH, FL 32034

2023

00-00-31-087I-0024-0000

BUILDING CHARACTERISTICS

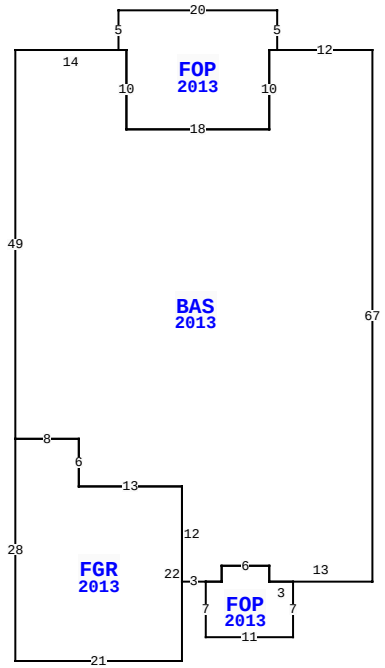
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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
NEIGHBORHOOD/LOC	1079.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,523	100	2,523	414,669
FGR	510	55	280	46,020
FOP	89	30	27	4,438
FOP	280	30	84	13,805
TOTALS	3,402		2,914	478,932

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,914	109.7920	172.10	501,499	2013	2013	0	0	0	4.50	95.50

1 SFR CUST – 100% - 2017 Heated Area: 2523 HX Base Yr 2017



525 W SPANISH WAY, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		478,932
TOTAL MARKET OB/XF VALUE		6,502
TOTAL LAND VALUE - MARKET		140,000
TOTAL MARKET VALUE		625,434
SOH/AGL Deduction		333,184
ASSESSED VALUE		292,250
TOTAL EXEMPTION VALUE	HX HB WR	55,000
BASE TAXABLE VALUE		237,250
TOTAL JUST VALUE		625,434
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		572,352

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20130724	H/AC	5,600	04/08/2013
20130588	NEW CONSTR	2,500	03/22/2013
20130575	NEW CONSTR	2,000	03/21/2013
20130437	NEW CONSTR	268,956	03/05/2013
20130438	ROOF	3,000	03/05/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2203/1911	6/13/2018	QC	U	I	11	100
GRANTOR: MARASCO JOSEPH A JR						
GRANTEE: MARASCO JOSEPH A JR						
2037/0400	3/29/2016	WD	Q	I	01	381,000
GRANTOR: COMISKY JAMES L & ANI						
GRANTEE: MARASCO JOSEPH A JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W12 FOP=[YR=2013] N5 W20 S5 E1 S10 E18 N10 E1$ W1 S10 W18 N10 W14 S49 FGR=[YR=2013] S28 E21 N22 W13 N6 W8$ E8 S6 E13 S12 E3 FOP=[YR=2013] S7 E11 N7 W3 N2 W6 S2 W2$ E2 N2 E6 S2 E13 N67$.

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
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2013	2013	3	96	1,920	
2	0855	CONC PAVER	0	100	0	0	626.00	SF	7.00	7.00	100	2013	2013	3	95	4,163	
3	0855	CONC PAVER	0	100	0	0	63.00	SF	7.00	7.00	100	2013	2013	3	95	419	

LAND DESCRIPTION

TOTAL OB/XF 6,502

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	000100	C	SFR	100	0003		0.00	0.00	1.00	LT		1.00	1.00	1.00	140,000.00	140,000.00	140,000							

REVIEW DATE 11/15/2019 BY DJA Total Acres: 0.00 Total Land Value: 140,000 Market: 0 Agricultural: 0 Common: 140,000 PRINTED 08/02/2023 BY SYS