

LOT 25
IN OR 1743/1520
ISLE DE MAI AT AMELIA PB 7/12

CHERRY CHRISTOPHER & ELIZABETH M
521 SPANISH WAY WEST
FERNANDINA BEACH, FL 32034

2023

00-00-31-087I-0025-0000



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		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,248	100	2,248	370,998
FGR	483	55	266	43,899
FOP	50	30	15	2,476
FOP	256	30	77	12,707
FUS	336	100	336	55,452
FUS	401	100	401	66,179

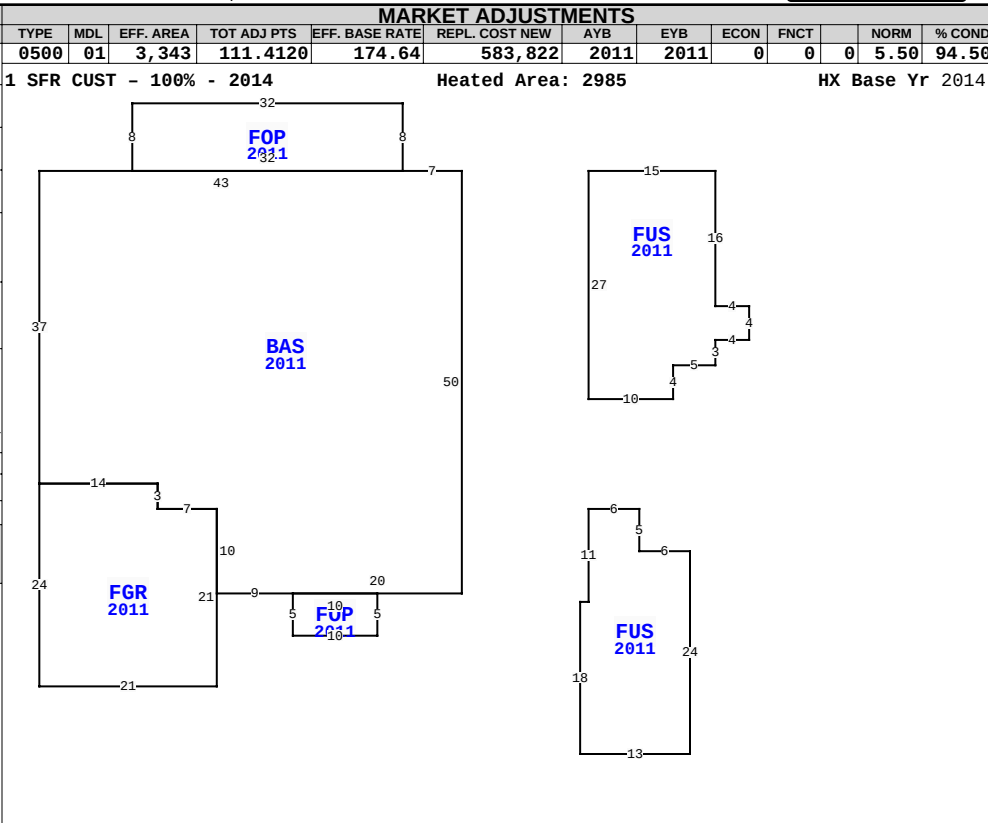
TOTALS	3,774		3,343	551,712
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EXTRA FEATURES

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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2011	2011	3	95	3,325	
2	0855	CONC PAVER	0 100	0	0	550.00	SF	7.00	7.00	100	2011	2011	3	93	3,581	
3	0855	CONC PAVER	0 100	0	0	97.00	SF	7.00	7.00	100	2011	2011	3	93	631	
4	0462	ST/AL FNC	0 100	0	0	624.00	SF	10.00	10.00	100	2012	2012	3	71	4,430	

LAND DESCRIPTION

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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	SFR POND	100	0003		0.00	0.00	1.00	LT		1.00	1.00	1.10	140,000.00	154,000.00	154,000							



521 W SPANISH WAY, FERNANDINA BEACH

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

TOTAL OB/XF 11,967

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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	SFR POND	100	0003		0.00	0.00	1.00	LT		1.00	1.00	1.10	140,000.00	154,000.00	154,000							

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 2	250
Tax Dist:		
BUILDING MARKET VALUE		551,712
TOTAL MARKET OB/XF VALUE		11,967
TOTAL LAND VALUE - MARKET		154,000
TOTAL MARKET VALUE		717,679
SOH/AGL Deduction		327,615
ASSESSED VALUE		390,064
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		340,064
TOTAL JUST VALUE		717,679
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		650,787

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111198	REMODEL	250	07/22/2011
20110388	OTHER	1,300	03/18/2011
20102074	H/AC	9,100	12/06/2010
20101796	NEW CONSTR	9,000	10/18/2010
20101726	NEW CONSTR	2,000	10/05/2010
20101303	NEW CONSTR	4,600	08/06/2010

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1743/1520	6/03/2011	WD Q	I	02	
GRANTOR: SEDA CONSTRUCTION COM					
GRANTEE: CHERRY CHRISTOPHER					
1390/0672	2/21/2006	WD U	V	19	
GRANTOR: SEASIDE PPR INC					
GRANTEE: SEDA CONSTRUCTION C					

BUILDING NOTES					
BUILDING DIMENSIONS					
BAS=[YR=2011] W7 FOP=[YR=2011] N8 W32 S8 E32\$ W43 S37					
FGR=[YR=2011] S24 E21 N21 W7 N3 W14\$ E14 S3 E7 S10 E9					
FOP=[YR=2011] S5 E10 N5 W10\$ E20 N50\$ PTR=E15 FUS=[YR=2011]					
E15 S16 E4 S4 W4 S3 W5 S4 W10 N27\$W15\$ PTR= E15 S40					
FUS=[YR=2011] E6 S5 E6 S24 W13 N18 E1 N11\$ W15 N40\$.					