

LOT 31  
IN OR 1593/85  
ISLE DE MAI AT AMELIA PB 7/12

TIPPINS JAMES M & BONNIE C  
508 SPANISH WAY WEST  
FERNANDINA BEACH, FL 32034

2023

00-00-31-087I-0031-0000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 16 | WD FR STUC 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            | 11 | CLAY TILE 30   |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 3 100          |
| Bathrooms                |    | 2 100          |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 0  | 0 100          |
| Units                    | 0  | 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       | 2,149            | 100         | 2,149        | 333,521              |
| FGR       | 439              | 55          | 241          | 37,403               |
| FOP       | 72               | 30          | 22           | 3,414                |
| FSP       | 202              | 40          | 81           | 12,571               |
| TOTALS    | 2,862            |             | 2,493        | 386,910              |

| EXTRA FEATURES |            |             |         |     |   |        |    |        |       |
|----------------|------------|-------------|---------|-----|---|--------|----|--------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L   | W | UNITS  | UT | Adj R  | NOTES |
| 1              | 0855       | CONC PAVER  | 0 100   | 19  | 3 | 57.00  | SF | 10.00  |       |
| 2              | 0855       | CONC PAVER  | 0 100   | 0   | 0 | 504.00 | SF | 10.00  |       |
| 3              | 0462       | ST/AL FNC   | 0 100   | 138 | 4 | 552.00 | SF | 10.00  |       |
| 4              | 0463       | FENCE GATE  | 0 100   | 0   | 0 | 3.00   | UT | 300.00 |       |
| 6              | 0855       | CONC PAVER  | 0 100   | 0   | 0 | 320.00 | SF | 7.00   |       |
| 7              | 0855       | CONC PAVER  | 0 100   | 0   | 0 | 60.00  | SF | 7.00   |       |

| LAND DESCRIPTION |          |     |                      |     |      |          |       |       |             |
|------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 000100   | C   | SFR                  | 100 | 0003 |          | 0.00  | 0.00  | 1.00        |

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| TYPE                                                       | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |
|------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| 0500                                                       | 01  | 2,493     | 106.4640    | 166.88         | 416,032        | 2008 | 2008 | 0    | 0    | 7.00 | 93.00  |
| 1 SFR CUST - 100% - 2010 Heated Area: 2149 HX Base Yr 2010 |     |           |             |                |                |      |      |      |      |      |        |
|                                                            |     |           |             |                |                |      |      |      |      |      |        |
| 508 W SPANISH WAY, FERNANDINA BEACH                        |     |           |             |                |                |      |      |      |      |      |        |

| TOTAL OB/XF |            |             |         |     |   |        |    |        |       |
|-------------|------------|-------------|---------|-----|---|--------|----|--------|-------|
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| 1           | 0855       | CONC PAVER  | 0 100   | 19  | 3 | 57.00  | SF | 10.00  |       |
| 2           | 0855       | CONC PAVER  | 0 100   | 0   | 0 | 504.00 | SF | 10.00  |       |
| 3           | 0462       | ST/AL FNC   | 0 100   | 138 | 4 | 552.00 | SF | 10.00  |       |
| 4           | 0463       | FENCE GATE  | 0 100   | 0   | 0 | 3.00   | UT | 300.00 |       |
| 6           | 0855       | CONC PAVER  | 0 100   | 0   | 0 | 320.00 | SF | 7.00   |       |
| 7           | 0855       | CONC PAVER  | 0 100   | 0   | 0 | 60.00  | SF | 7.00   |       |

| TOTAL OB/XF |            |             |         |     |   |        |    |        |       |
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| NASSAU COUNTY PROPERTY    |           |  |  |  |  |  |  |  |  |
|---------------------------|-----------|--|--|--|--|--|--|--|--|
| VALUATION SUMMARY         |           |  |  |  |  |  |  |  |  |
| VALUATION BY              | STANDARD  |  |  |  |  |  |  |  |  |
| Tax Group: 2              | Tax Dist: |  |  |  |  |  |  |  |  |
| BUILDING MARKET VALUE     | 386,910   |  |  |  |  |  |  |  |  |
| TOTAL MARKET OB/XF VALUE  | 11,298    |  |  |  |  |  |  |  |  |
| TOTAL LAND VALUE - MARKET | 140,000   |  |  |  |  |  |  |  |  |
| TOTAL MARKET VALUE        | 538,208   |  |  |  |  |  |  |  |  |
| SOH/AGL Deduction         | 253,500   |  |  |  |  |  |  |  |  |
| ASSESSED VALUE            | 284,708   |  |  |  |  |  |  |  |  |
| TOTAL EXEMPTION VALUE     | 55,000    |  |  |  |  |  |  |  |  |
| BASE TAXABLE VALUE        | 229,708   |  |  |  |  |  |  |  |  |
| TOTAL JUST VALUE          | 538,208   |  |  |  |  |  |  |  |  |
| NCON VALUE                | 0         |  |  |  |  |  |  |  |  |
| INCOME VALUE              | 0         |  |  |  |  |  |  |  |  |
| PREVIOUS YEAR MKT VALUE   | 491,041   |  |  |  |  |  |  |  |  |

| PERMIT NUM | DESCRIPTION | AMT   | ISSUED     |
|------------|-------------|-------|------------|
| 20110853   | XFOB        | 1,800 | 06/01/2011 |
| 20081769   | XFOB        | 7,400 | 12/05/2008 |
| 20072182   | ELEC OTHER  | 2,000 | 12/06/2007 |
| 20072087   | NEW CONSTR  | 0     | 11/28/2007 |
| 20072087   | CO ISSUED   | 0     | 11/28/2007 |
| 20072133   | OTHER       | 4,276 | 11/28/2007 |

| SALES DATA                     |            |              |        |        |           |               |  |
|--------------------------------|------------|--------------|--------|--------|-----------|---------------|--|
| OFF RECORD<br>Number           | DATE       | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |
| 1593/0085                      | 11/10/2008 | WD           | Q      | I      |           | 303,000       |  |
| GRANTOR: SEDA CONSTRUCTION COM |            |              |        |        |           |               |  |
| GRANTEE: TIPPINS JAMES M & B   |            |              |        |        |           |               |  |
| 1390/0672                      | 2/21/2006  | WD           | U      | V      | 19        | 847,500       |  |
| GRANTOR: SEASIDE PPR INC       |            |              |        |        |           |               |  |
| GRANTEE: SEDA CONSTRUCTION C   |            |              |        |        |           |               |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2008] W18 FSP=[YR=2011] N6 W21 S6 E1 S4 E19 N4 E1\$ W1 S4 W19 N4 W12 S52 E9 FOP=[YR=2008] S5 E12 N5 W3 N2 W6 S2 W3\$ E3 N2 E6 S2 E13 FGR=[YR=2008] S4 E19 N25 W10 S4 W9 S17\$ N17 E9 N4 E10 N31\$. |  |  |  |  |  |  |  |  |  |

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