

LOT 35
IN OR 1978/348
ISLE DE MAI AT AMELIA PB 7/12

HULTMAN JOEL V & ANNA M
524 SPANISH WAY WEST
FERNANDINA BEACH, FL 32034

2023

00-00-31-087I-0035-0000



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
NEIGHBORHOOD/LOC	1079.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,476	100	2,476	417,132
FGR	542	55	298	50,204
FOP	42	30	13	2,190
FSP	210	40	84	14,151
TOTALS	3,270		2,871	483,679

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0 100	0	0	573.00	SF	7.00	7.00	100	2014
2	0855	CONC PAVER	0 100	0	0	60.00	SF	7.00	7.00	100	2014

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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,871	111.9540	175.49	503,832	2014	2014	0	0	4.00	96.00
1 SFR CUST - 100% - 2022											
Heated Area: 2476											
HX Base Yr 2022											

524 W SPANISH WAY, FERNANDINA BEACH											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		483,679	
TOTAL MARKET OB/XF VALUE		4,209	
TOTAL LAND VALUE - MARKET		140,000	
TOTAL MARKET VALUE		627,888	
SOH/AGL Deduction		87,357	
ASSESSED VALUE		540,531	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		490,531	
TOTAL JUST VALUE		627,888	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		572,700	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20132789	NEW CONSTR	4,000	12/10/2013
20132314	NEW CONSTR	275,063	10/02/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1978/0348	4/24/2015	WD	Q	I	01	364,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: HULTMAN JOEL V & AN						
1390/0672	2/21/2006	WD	U	V	19	847,500
GRANTOR: SEASIDE PPR INC						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2014] W24 FSP=[YR=2019] W21 S10 E21 N10\$ S10 W21 S60 E12 FOP=[YR=2014] S1 E10 N1 FGR=[YR=2014] E1 S5 E22 N23 W24 S18 E1\$ W1 N4 W8 S4 W1\$ E1 N4 E8 N14 E24 N52 \$.											