LOT 37
ISLE DE MAI AT AMELIA PB 7/12

**KELLIHER STEPHEN J JR & SUSAN P**
532 SPANISH WAY WEST
FERNANDINA BEACH, FL 32034

**2023**

**00-00-31-087I-0037-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

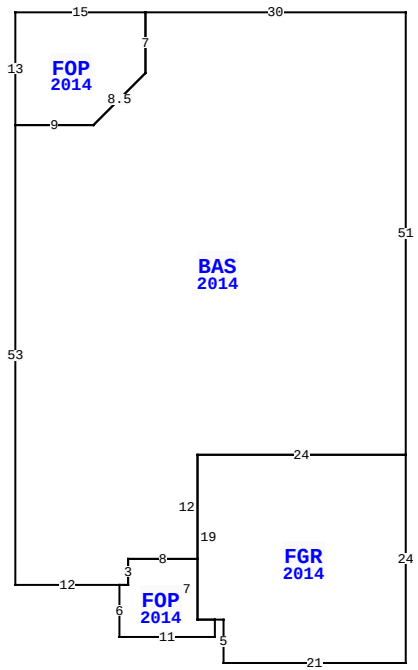
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 60 |
| Interior Floo | 14 | CARPET 40 |
| Air Condition | 03 | CENTRAL 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 | 2,409 | 100 | 2,409 | 409,961 |
| FGR | 561 | 55 | 309 | 52,585 |
| FOP | 82 | 30 | 25 | 4,255 |
| FOP | 177 | 30 | 53 | 9,019 |
| TOTALS | 3,229 | | 2,796 | 475,821 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 01 | 2,796 | 113.0880 | 177.27 | 495,647 | 2014 | 2014 | 0 | 0 | 0 | 4.00 | 96.00 |

1 SFR CUST – 100% - 2020 Heated Area: 2409 HX Base Yr 2020




532 W SPANISH WAY, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 475,821 |
| TOTAL MARKET OB/XF VALUE | | 4,296 |
| TOTAL LAND VALUE - MARKET | | 140,000 |
| TOTAL MARKET VALUE | | 620,117 |
| SOH/AGL Deduction | | 217,122 |
| ASSESSED VALUE | | 402,995 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 352,995 |
| TOTAL JUST VALUE | | 620,117 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 565,771 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20132790 | NEW CONSTR | 4,000 | 12/10/2013 |
| 20132318 | NEW CONSTR | 275,063 | 10/02/2013 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2290/0196 | 7/15/2019 | WD | Q | I | 01 | 450,000 |
| GRANTOR: CHAVIS JONATHAN W & T | | | | | | |
| GRANTEE: KELLIHER STEPHEN J | | | | | | |
| 1986/0574 | 6/04/2015 | WD | Q | I | 01 | 335,000 |
| GRANTOR: SEDA CONSTRUCTION COM | | | | | | |
| GRANTEE: CHAVIS JONATHAN W & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2014] W30 FOP=[YR=2014] W15 S13 E9 U6 R6 N7$ S7 D6 L6 W9 S53 E12 FOP=[YR=2014] S6 E11 N2 FGR=[YR=2014] E1 S5 E21 N24 W24 S19 E2$ W2 N7 W8 S3 W1$ E1 N3 E8 N12 E24 N51$.

## 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 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 594.00 | SF | 7.00 | 7.00 | 100 | 2014 | 2014 | 3 | 95 | 3,950 | |
| 2 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 52.00 | SF | 7.00 | 7.00 | 100 | 2014 | 2014 | 3 | 95 | 346 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,296

| 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