

LOT 40
IN OR 1962/1165
ISLE DE MAI AT AMELIA PB 7/12

KOVALCIK RADOSLAV & KATARZYNA
544 SPANISH WAY W
FERNANDINA BEACH, FL 32034

2023

00-00-31-087I-0040-0000



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 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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
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NEIGHBORHOOD/LOC	1079.00
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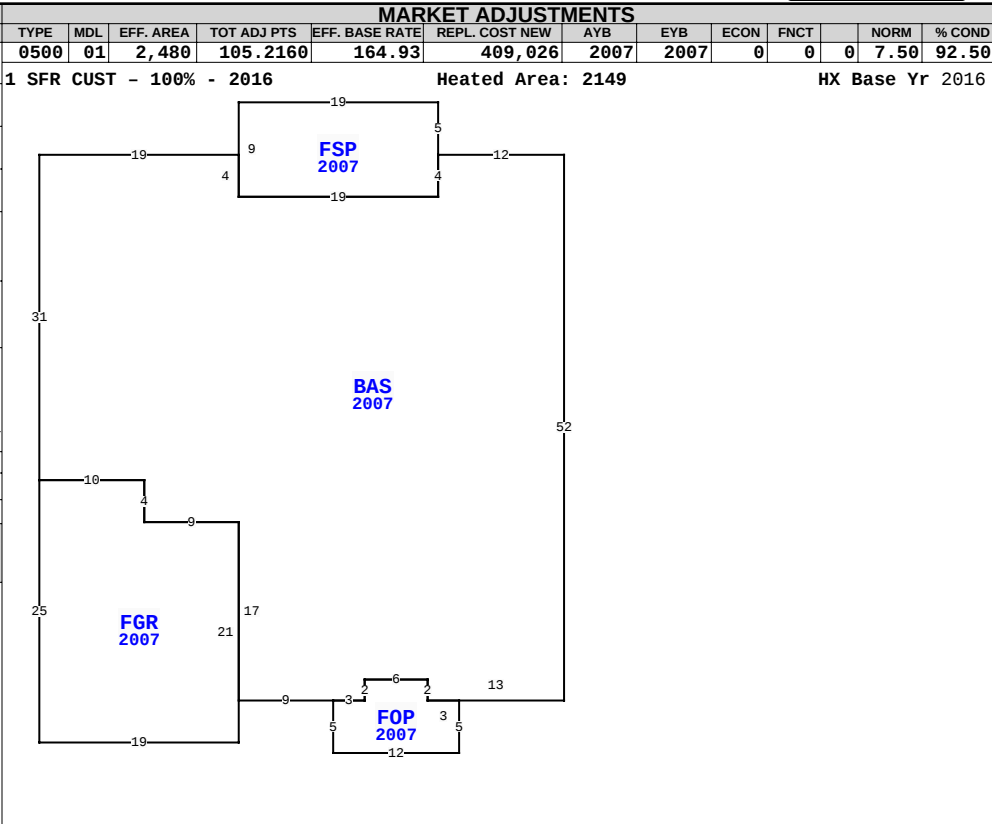
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,149	100	2,149	327,852
FGR	439	55	241	36,767
FOP	72	30	22	3,356
FSP	171	40	68	10,374

TOTALS	2,831		2,480	378,349
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	
2	0855	CONC PAVER	0	100	0	0	597.00	SF	10.00	10.00	
3	0855	CONC PAVER	0	100	0	0	86.00	SF	10.00	10.00	
4	0462	ST/AL FNC	0	100	0	0	494.00	SF	10.00	10.00	

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	

REVIEW DATE	11/15/2019	BY	DJA
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BLD DATE	07/05/2007	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

TOTAL OB/XF											
10,487											

TOTAL OB/XF											
10,487											

Market:	0
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		378,349	
TOTAL MARKET OB/XF VALUE		10,487	
TOTAL LAND VALUE - MARKET		140,000	
TOTAL MARKET VALUE		528,836	
SOH/AGL Deduction		232,115	
ASSESSED VALUE		296,721	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		246,721	
TOTAL JUST VALUE		528,836	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		482,132	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20070250	OTHER	1,640	02/12/2007
20062559	H/AC	5,000	11/16/2006
20062545	ELEC OTHER	2,000	11/14/2006
20062237	NEW CONSTR	250,000	09/26/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1962/1165	2/11/2015	WD Q	I	I	01
SALE PRICE					
290,000					
GRANTOR: CLARK JOHN C & MARY E					
GRANTEE: KOVALCIK RADOSLAV &					
1500/0334	5/21/2007	WD Q	I	I	
SALE PRICE					
345,000					
GRANTOR: SEDA CONSTRUCTION COM					
GRANTEE: CLARK JOHN C & MARY					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2007] W12 FSP=[YR=2007] N5 W19 S9 E19 N4\$ S4 W19 N4 W19 S31 FGR=[YR=2007] S25 E19 N21 W9 N4 W10\$ E10 S4 E9 S17 E9 FOP=[YR=2007] S5 E12 N5 W3 N2 W6 S2 W3\$ E3 N2 E6 S2 E13 N52\$.											