LOT 45
IN OR 1518/1523
ISLE DE MAI AT AMELIA PB 7/12

GILSENAN VERNELLIE
564 SPANISH WAY WEST
FERNANDINA BEACH, FL 32034

**2023**

**00-00-31-087I-0045-0000**

## BUILDING CHARACTERISTICS

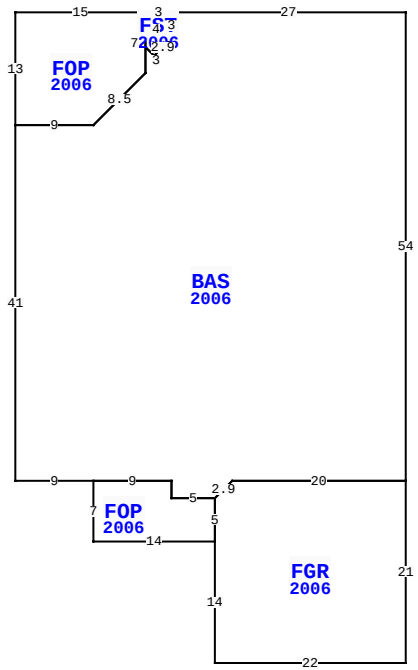
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 11 | CLAY TILE 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2.5 100 |
| 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 | 2,253 | 100 | 2,253 | 349,032 |
| FGR | 460 | 55 | 253 | 39,195 |
| FOP | 88 | 30 | 26 | 4,028 |
| FOP | 177 | 30 | 53 | 8,211 |
| FST | 13 | 55 | 7 | 1,085 |
| TOTALS | 2,991 | | 2,592 | 401,550 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 01 | 2,592 | 107.4240 | 168.39 | 436,467 | 2006 | 2006 | 0 | 0 | 0 | 8.00 | 92.00 |

1 SFR CUST - 100% - 2008 Heated Area: 2253 HX Base Yr 2008




564 W SPANISH WAY, FERNANDINA BEACH

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

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 401,550 |
| TOTAL MARKET OB/XF VALUE | | 7,972 |
| TOTAL LAND VALUE - MARKET | | 140,000 |
| TOTAL MARKET VALUE | | 549,522 |
| SOH/AGL Deduction | | 261,306 |
| ASSESSED VALUE | | 288,216 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 238,216 |
| TOTAL JUST VALUE | | 549,522 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 501,429 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20061658 | OTHER | 1,640 | 07/12/2006 |
| 20061570 | H/AC | 5,456 | 07/06/2006 |
| 20061140 | ELEC OTHER | 5,000 | 05/24/2006 |
| 20061015 | OTHER | 6,608 | 05/12/2006 |
| 20060922 | DEMOLITION | 0 | 04/28/2006 |
| 20060685 | CO ISSUED | 250,000 | 10/01/2005 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1518/1523 | 8/13/2007 | WD | Q | I | | 329,000 |
| GRANTOR: SEDA CONSTRUCTION COM | | | | | | |
| GRANTEE: GILSENAN VERNELLIE | | | | | | |
| 1298/0553 | 2/28/2005 | WD | U | V | 19 | 395,500 |
| GRANTOR: SEASIDE PPR INC | | | | | | |
| GRANTEE: SEDA CONSTRUCTION C | | | | | | |

## BUILDING NOTES

## 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 | 0504 | FP-ELECTRI | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 2006 | 2006 | 3 | 91 | 1,820 | |
| 2 | 0855 | CONC PAVER | 0 | 100 | 29 | 3 | 87.00 | SF | 10.00 | 10.00 | 100 | 2006 | 2006 | 3 | 88 | 766 | |
| 3 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 612.00 | SF | 10.00 | 10.00 | 100 | 2006 | 2006 | 3 | 88 | 5,386 | |

## BUILDING DIMENSIONS

BAS=[YR=2006] W27 FST=[YR=2006] W3 FOP=[YR=2006] W15 S13 E9 R6 U6 N7$ S4 R1 D1 R2 U2 N3$ S3 D2 L2 U1 L1 S3 D6 L6 W9 S41 E9 FOP=[YR=2006] S7 E14 FGR=[YR=2006] S14 E22 N21 W20 L2 D2 S5$ N5 W5 N2 W9$ E9 S2 E5 U2 R2 E20 N54$.

## LAND DESCRIPTION

TOTAL OB/XF 7,972

| 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