LOT 46
IN OR 2135/298
ISLE DE MAI AT AMELIA PB 7/12

HADDOCK EDD WAYNE
2659 BURTON BLVD
HOBOKEN, GA 31542

2023

00-00-31-087I-0046-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

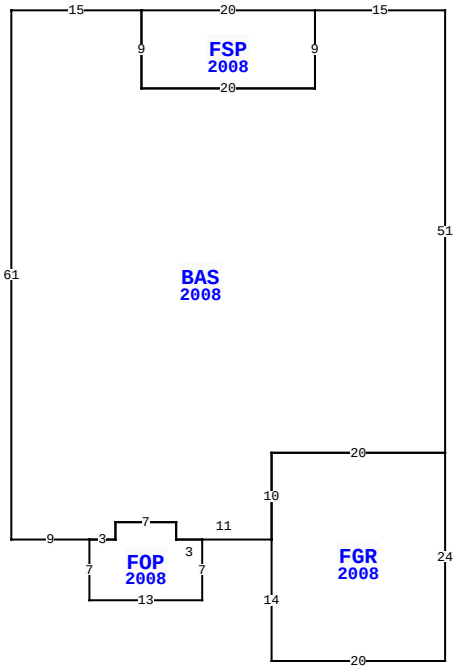
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	2,656	100	2,656	402,153
FGR	480	55	264	39,973
FOP	105	30	32	4,845
FSP	180	40	72	10,901
TOTALS	3,421		3,024	457,873

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,024	103.8680	162.81	492,337	2008	2008	0	0	0	7.00	93.00

1 SFR CUST – 0% - 0 Heated Area: 2656 HX Base Yr



568 W SPANISH WAY, FERNANDINA BEACH

BLD DATE	12/30/2008 DJ	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	457,873
TOTAL MARKET OB/XF VALUE	40,489
TOTAL LAND VALUE - MARKET	140,000
TOTAL MARKET VALUE	638,362
SOH/AGL Deduction	132,245
ASSESSED VALUE	506,117
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	506,117
TOTAL JUST VALUE	638,362
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	576,907

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20140632	POOL	37,000	04/02/2014
20090040	XFOB	2,852	01/13/2009
20081551	H/AC	7,790	10/08/2008
20081422	OTHER	1,460	09/12/2008
20081359	OTHER	9,121	09/04/2008
20081347	ELEC OTHER	2,000	09/02/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2135/0298	7/10/2017	WD	Q	I	01	444,000
GRANTOR: STAMETS DONALD W &						
GRANTEE: HADDOCK EDD WAYNE						
1910/0834	2/28/2014	WD	U	I	11	100
GRANTOR: VAN LANEN PLEUN & DIA						
GRANTEE: STAMETS DONALD W &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W15 FSP=[YR=2008] W20 S9 E20 N9$ S9 W20 N9 W15 S61 E9 FOP=[YR=2008] S7 E13 N7 W3 N2 W7 S2 W3$ E3 N2 E7 S2 E11 FGR=[YR=2008] S14 E20 N24 W20 S10$ N10 E20 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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2008	2008	3	93	1,860	
2	0855	CONC PAVER	0	0	26	3	78.00	SF	10.00	10.00	100	2008	2008	3	90	702	
3	0855	CONC PAVER	0	0	0	0	624.00	SF	10.00	10.00	100	2008	2008	3	90	5,616	
4	0462	ST/AL FNC	0	0	119	0	476.00	SF	10.00	10.00	100	2008	2008	3	56	2,666	
5	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2008	2008	3	76	456	
6	0861	POOL GUNIT	0	0	0	0	220.00	SF	85.00	85.00	100	2014	2014	3	78	14,586	
7	0911	SCRN RM A	0	0	0	0	850.00	SF	17.50	17.50	100	2014	2014	3	70	10,413	
8	0855	CONC PAVER	0	0	0	0	630.00	SF	7.00	7.00	100	2014	2014	3	95	4,190	

LAND DESCRIPTION

TOTAL OB/XF 40,489

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	0	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