LOT 48
ISLE DE MAI AT AMELIA PB 7/12

CASTO L JACK JR & LINDA MARIE L/E/
610 SPANISH WAY E
FERNANDINA BEACH, FL 32034

2023

00-00-31-087I-0048-0000

BUILDING CHARACTERISTICS

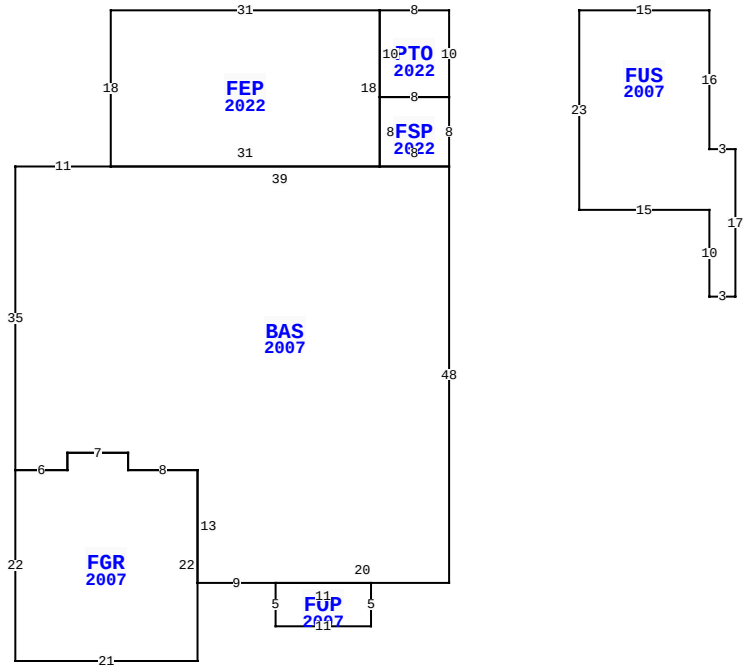
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,113	100	2,113	314,561
FEP	558	80	446	66,396
FGR	476	55	262	39,004
FOP	55	30	16	2,382
FSP	64	40	26	3,870
FUS	396	100	396	58,952
PTO	80	5	4	596
TOTALS	3,742		3,263	485,761

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,263	102.6720	160.94	525,147	2007	2007	0	0	0	7.50	92.50

1 SFR CUST – 100% - 2021 Heated Area: 2509 HX Base Yr 2021



610 E SPANISH WAY, FERNANDINA BEACH

BLD DATE	07/05/2007 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		485,761
TOTAL MARKET OB/XF VALUE		7,750
TOTAL LAND VALUE - MARKET		140,000
TOTAL MARKET VALUE		633,511
SOH/AGL Deduction		245,430
ASSESSED VALUE		388,081
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		338,081
TOTAL JUST VALUE		633,511
NCON VALUE		58,990
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		534,967

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211647	ADDITION	0	12/01/2021
20070248	OTHER	1,640	02/12/2007
20062069	H/AC	6,427	09/09/2006
20061872	ELEC OTHER	2,000	08/07/2006
20061788	DEMOLITION	0	07/26/2006
20061789	NEW CONSTR	250,000	07/26/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2629/1970	3/09/2023	LE	U	I	11	100
GRANTOR: CASTO LAWRENCE JACK H						
GRANTEE: CASTO FAMILY TRUST						
2403/0771	10/26/2020	WD	Q	I	02	512,000
GRANTOR: WHITE JOHN E & CARMEN						
GRANTEE: CASTO FAMILY TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2022] W8 FEP=[YR=2022] W31 S18 BAS=[YR=2007] W11 S35 FGR=[YR=2007] S22 E21 N22 W8 N2 W7 S2 W6$ E6 N2 E7 S2 E8 S13 E9 FOP=[YR=2007] S5 E11 N5W11$ E20 N48 FSP=[YR=2022] N8W8S8 E8$ W39$ E31 N18$ S10 E8 N10$ PTR=E15 FUS=[YR=2007] E15 S16 E3 S17 W3 N10 W15 N23$W15$.

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	2007	2007	3	92	1,840	
2	0855	CONC PAVER	0	100	0	0	564.00	SF	10.00	10.00	100	2007	2007	3	89	5,020	
3	0855	CONC PAVER	0	100	25	4	100.00	SF	10.00	10.00	100	2007	2007	3	89	890	

LAND DESCRIPTION

TOTAL OB/XF 7,750

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 05/17/2022 BY DJ Total Acres: 0.00 Total Land Value: 140,000 Market: 0 Agricultural: 0 Common: 140,000 PRINTED 08/02/2023 BY SYS