

LOT 49
IN OR 1819/843
ISLE DE MAI AT AMELIA PB 7/12

LIBBY DAVID L & MARY L
616 SPANISH WAY E
FERNANDINA BEACH, FL 32034

2023

00-00-31-087I-0049-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
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	11 CLAY TILE 70
Interior Floo	14 CARPET 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	2,275	100	2,275	380,834
FGR	479	55	263	44,026
FOP	88	30	26	4,352
FOP	177	30	53	8,872
FST	15	55	8	1,340
TOTALS	3,034		2,625	439,423

EXTRA FEATURES		BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
L N	OB/XF CODE															
1	0504	FP-ELECTRI	0	100	0	0		1.00	UT 2,000.00	2,000.00	100	2012	2012	3	96	1,920
2	0855	CONC PAVER	0	100	0	0		587.00	SF 10.00	10.00	100	2012	2012	3	94	5,518
3	0855	CONC PAVER	0	100	0	0		120.00	SF 10.00	10.00	100	2012	2012	3	94	1,128

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	F D
1	000100	C	SFR	100	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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,625	112.4160	176.21	462,551	2012	2012	0	0	0	5.00	95.00

1 SFR CUST - 100% - 2015

Heated Area: 2275

HX Base Yr 2015

Diagram illustrating the layout and dimensions of a single-family residence (SFR) for 2015. The layout includes a large central area (BAS 2012) and several smaller rooms (FOP 2012, FGR 2012, FST 2012). Dimensions are provided for various sections and rooms.

Key dimensions and areas shown:

- Overall dimensions: 30, 15, 13, 7, 8.5, 9, 54, 41, 16, 11, 6, 5, 14, 18, 7, 13, 9, 22, 16.
- Rooms and areas: BAS 2012, FOP 2012, FGR 2012, FST 2012.

616 E SPANISH WAY, FERNANDINA BEACH												BLD DATE		LGL DATE	
												XF DATE		LAND DATE	
												INC DATE		AG DATE	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	
VALUATION SUMMARY		STANDARD	
VALUATION BY			
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		439,423	
TOTAL MARKET OB/XF VALUE		8,566	
TOTAL LAND VALUE - MARKET		140,000	
TOTAL MARKET VALUE		587,989	
SOH/AGL Deduction		248,356	
ASSESSED VALUE		339,633	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		289,633	
TOTAL JUST VALUE		587,989	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		535,798	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121050	H/C	4,850	06/08/2012
20120811	NEW CONSTR	2,000	05/10/2012
20120788	NEW CONSTR	2,100	05/08/2012
20120597	NEW CONSTR	234,927	04/10/2012
20120598	REPAIR/RRF	3,000	04/10/2012

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1819/0843	10/02/2012	WD	Q	I	02
GRANTOR: SEDA CONSTRUCTION COM					
GRANTEE: LIBBY DAVID L & MAR					
1390/0672	2/21/2006	WD	U	V	19
GRANTOR: SEASIDE PPR INC					
GRANTEE: SEDA CONSTRUCTION C					

BUILDING NOTES	

BUILDING DIMENSIONS	
FOP=[YR=2012] W15 BAS=[YR=2012] W30 S54 FGR=[YR=2012] S23 E22 N16 FOP=[YR=2012] E14 N7 W9 S2 W5 S5\$ N5 W6 N2 W6 FST=[YR=2012] W5 S3 E5 N3\$S3 W5 N3 W5\$ E16 S2 E11 N2 E18 N41 W9 U6 L6 N7\$ S7 D6 R6 E9 N13 \$.	