

LOT 52
IN OR 1749/1394
ISLE DE MAI AT AMELIA PB 7/12

COLSON WILLIAM H & CARRIE A
634 SPANISH WAY EAST
FERNANDINA BEACH, FL 32034

2023

00-00-31-087I-0052-0000



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	14 CARPET 70
Interior Floo	11 CLAY TILE 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	1.5 1.5 100
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	2,114	100	2,114	332,322
FGR	460	55	253	39,772
FOP	55	30	16	2,516
FSP	288	40	115	18,078
FST	15	55	8	1,258
FUS	372	100	372	58,478

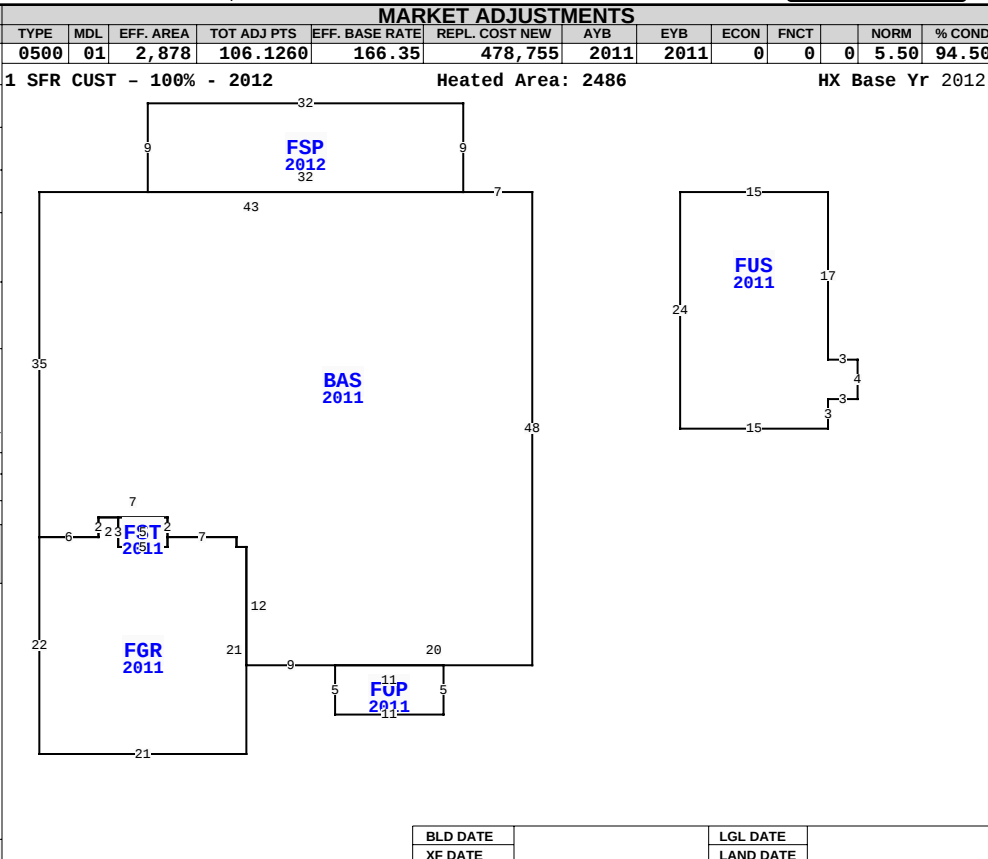
TOTALS	3,304		2,878	452,423
--------	-------	--	-------	---------

EXTRA FEATURES

L N	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	2011	2011	3	95	1,900	
2	0855	CONC PAVER	0 100	0	0	544.00	SF	10.00	10.00	100	2011	2011	3	93	5,059	
3	0855	CONC PAVER	0 100	0	0	94.00	SF	10.00	10.00	100	2011	2011	3	93	874	
4	0855	CONC PAVER	0 100	0	0	394.00	SF	10.00	10.00	100	2012	2012	3	94	3,704	
5	0462	ST/AL FNC	0 100	0	0	552.00	SF	10.00	10.00	100	2012	2012	3	71	3,919	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							



BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

TOTAL OB/XF

TOTAL OB/XF	15,456
-------------	--------

NASSAU COUNTY PROPERTY		PAGE 1 of 1		2
VALUATION SUMMARY		STANDARD		
VALUATION BY		Tax Group: 2 Tax Dist:		
BUILDING MARKET VALUE		452,423		
TOTAL MARKET OB/XF VALUE		15,456		
TOTAL LAND VALUE - MARKET		140,000		
TOTAL MARKET VALUE		607,879		
SOH/AGL Deduction		287,240		
ASSESSED VALUE		320,639		
TOTAL EXEMPTION VALUE	HX HB VX VP	214,383		
BASE TAXABLE VALUE		106,256		
TOTAL JUST VALUE		607,879		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		551,541		

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1749/1394	7/22/2011	WD	Q	I	01	350,000

GRANTOR: SEDA CONSTRUCTION COM

GRANTEE: COLSON WILLIAM H &

1298/0559 2/28/2005 WD U V 19 395,500

GRANTOR: SEASIDE PPR INC

GRANTEE: SEDA CONSTRUCTION C

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W7 FSP=[YR=2012] N9W32S9E32S W43 S35
FGR=[YR=2011] S22 E21 N21 W1 N1 W7 FST=[YR=2011] N2 W5 S3 E5
N1S S1 W5 N3 W2 S2 W6S E6 N2 E7 S2 E7 S1 E1 S12 E9
FOP=[YR=2011] S5 E11 N5 W11S E20 N48S PTR=E15 FUS=[YR=2011]
E15 S17 E3 S4 W3 S3 W15 N24S W15S.