LOT 53
ISLE DE MAI AT AMELIA PB 7/12

BOWMAN RONALD RAY & LINDA HARPLE
640 SPANISH WAY E
FERNANDINA BEACH, FL 32034

2023

00-00-31-087I-0053-0000

BUILDING CHARACTERISTICS

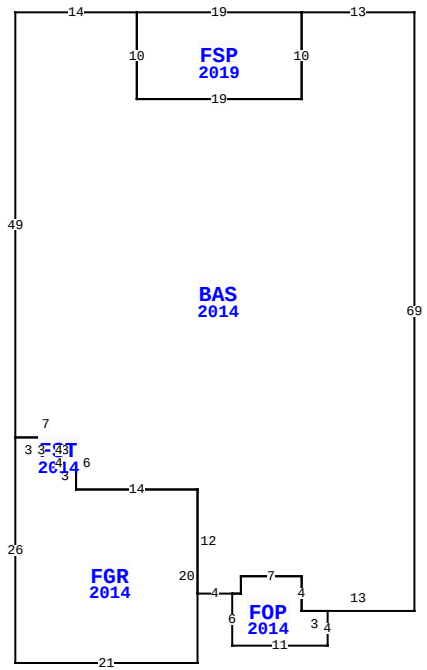
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	2,610	100	2,610	435,999
FGR	450	55	248	41,428
FOP	74	30	22	3,675
FSP	190	40	76	12,696
FST	12	55	7	1,169
TOTALS	3,336		2,963	494,968

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,963	111.0140	174.01	515,592	2014	2014	0	0	0	4.00	96.00

1 SFR CUST – 100% - 2022 Heated Area: 2610 HX Base Yr 2022



640 E SPANISH WAY, FERNANDINA BEACH

BLD DATE		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		494,968
TOTAL MARKET OB/XF VALUE		7,917
TOTAL LAND VALUE - MARKET		140,000
TOTAL MARKET VALUE		642,885
SOH/AGL Deduction		41,265
ASSESSED VALUE		601,620
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		551,620
TOTAL JUST VALUE		642,885
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		584,097

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20132733	NEW CONSTR	2,000	12/04/2013
20132005	NEW CONSTR	283,224	08/27/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2413/1551	12/02/2020	WD	Q	I	01	495,000
GRANTOR: MARINATO ALBERT M						
GRANTEE: BOWMAN RONALD RAY &						
2199/1511	5/30/2018	WD	Q	I	01	435,000
GRANTOR: MALONE HARRISON FAMIL						
GRANTEE: MARINATO ALBERT M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W13 FSP=[YR=2019] W19 S10 E19 N10$ S10 W19 N10 W14 S49 FGR=[YR=2014] S26 E21 N20 W14 N3 FST=[YR=2014] N3 W4 S3 E4$ W4 N3 W3$ E7 S6 E14 S12 E4 FOP=[YR=2014] S6 E11 N4 W3 N4 W7 S2 W1$ E1 N2 E7 S4 E13 N69$.

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	0855	CONC PAVER	0	100	0	0	627.00	SF	7.00	7.00	100	2014	2014	3	95	4,170	
2	0855	CONC PAVER	0	100	0	0	53.00	SF	7.00	7.00	100	2014	2014	3	95	352	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2014	2014	3	97	3,395	

LAND DESCRIPTION

TOTAL OB/XF 7,917

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