

LAJOUX BERNARD J/LAJOUX ALEXANDREA REED
646 SPANISH WAY E
FERNANDINA BEACH, FL 32034

00-00-31-087I-0054-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										VALUATION BY STANDARD									
Exterior Wall 16 WD FR STUC 100										0500 01 2,487 111.4560 174.71 434,504 2010 2010 0 0 6.00 94.00										Tax Group: 2 Tax Dist:									
Roof Structure 03 GABLE/HIP 100										1 SFR CUST - 0% - 0 Heated Area: 2160 HX Base Yr										BUILDING MARKET VALUE 408,434									
Roof Cover 05 COMP SHNGL 100																				TOTAL MARKET OB/XF VALUE 15,132									
Interior Wall 05 DRYWALL 100																				TOTAL LAND VALUE - MARKET 140,000									
Interior Floor 11 CLAY TILE 70																				TOTAL MARKET VALUE 563,566									
Interior Floor 14 CARPET 30																				SOH/AGL Deduction 122,245									
Air Condition 03 CENTRAL 100																				ASSESSED VALUE 441,321									
Heating Type 04 AIR DUCTED 100																				TOTAL EXEMPTION VALUE 0									
Bedrooms 4 100																				BASE TAXABLE VALUE 441,321									
Bathrooms 2 100																				TOTAL JUST VALUE 563,566									
Frame 02 WOOD FRAME 100																				NCON VALUE 0									
Stories 0 0 100																				INCOME VALUE									
Units 0 0 100																				PREVIOUS YEAR MKT VALUE 511,876									
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 2,160 100 2,160 354,732																													
FGR 405 55 223 36,622																													
FOP 68 30 20 3,284																													
FSP 190 40 76 12,481																													
FST 15 55 8 1,314																													
TOTALS 2,838 2,487 408,434																													
EXTRA FEATURES										646 E SPANISH WAY, FERNANDINA BEACH																			
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 0855 CONC PAVER 0 0 0 0 557.00 SF 10.00 10.00 100 2010 2010 3 92 5,124																													
2 0855 CONC PAVER 0 0 0 0 119.00 SF 10.00 10.00 100 2010 2010 3 92 1,095																													
3 0504 FP-ELECTRI 0 0 0 0 1.00 UT 2,000.00 2,000.00 100 2010 2010 3 94 1,880																													
5 0462 ST/AL FNC 0 0 146 4 584.00 SF 10.00 10.00 100 2012 2012 3 71 4,146																													
6 0463 FENCE GATE 0 0 0 0 2.00 UT 300.00 300.00 100 2012 2012 3 85 510																													
7 0855 CONC PAVER 0 0 0 0 350.00 SF 7.00 7.00 100 2016 2016 3 97 2,377																													
LAND DESCRIPTION										TOTAL OB/XF 15,132																			
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T 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 0 0 0 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									