LOT 55
ISLE DE MAI AT AMELIA PB 7/12

KIRK RAYMOND JAMES & PICOULT FRANCINE/
652 SPANISH WAY EAST
FERNANDINA BEACH, FL 32034

2023

00-00-31-087I-0055-0000

BUILDING CHARACTERISTICS

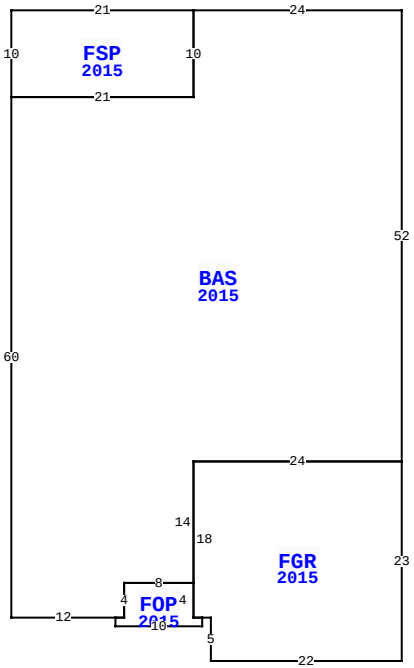
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	2,476	100	2,476	419,305
FGR	542	55	298	50,466
FOP	42	30	13	2,201
FSP	210	40	84	14,225
TOTALS	3,270		2,871	486,198

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,871	111.9540	175.49	503,832	2015	2015	0	0	0	3.50	96.50

1 SFR CUST – 100% - 2023 Heated Area: 2476 HX Base Yr 2023



652 E SPANISH WAY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		486,198
TOTAL MARKET OB/XF VALUE		7,460
TOTAL LAND VALUE - MARKET		140,000
TOTAL MARKET VALUE		633,658
SOH/AGL Deduction		0
ASSESSED VALUE		633,658
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		583,658
TOTAL JUST VALUE		633,658
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		576,007

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20142104	CO ISSUED	0	05/29/2015
20142104	NEW CONSTR	277,731	09/30/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2628/0588	3/28/2023	LE	U	I	11	100
GRANTOR: KIRK RAYMOND JAMES &						
GRANTEE: KIRK RAYMOND JAMES						
2601/0525	11/07/2022	WD	Q	I	02	785,000
GRANTOR: LONDON KRISTEN KANTNE						
GRANTEE: KIRK RAYMOND JAMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W24 FSP=[YR=2015] W21 S10 E21 N10$ S10 W21 S60 E12 FOP=[YR=2015] S1 E10 N1 FGR=[YR=2015] E1 S5 E22 N23 W24 S18 E1$ W1 N4 W8 S4 W1$ E1 N4 E8 N14 E24 N52 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2015	2015	3	97	3,395	
2	0855	CONC PAVER	0	100	0	0	60.00	SF	7.00	7.00	100	2015	2015	3	96	403	
3	0855	CONC PAVER	0	100	0	0	545.00	SF	7.00	7.00	100	2015	2015	3	96	3,662	

LAND DESCRIPTION

TOTAL OB/XF 7,460

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