LOT 61
IN OR 2117/1422
ISLE DE MAI AT AMELIA PB 7/12

BLAKE DAVID H & LYNNE S
681 SPANISH WAY E
FERNANDINA BEACH, FL 32034

2023

00-00-31-087I-0061-0000

BUILDING CHARACTERISTICS

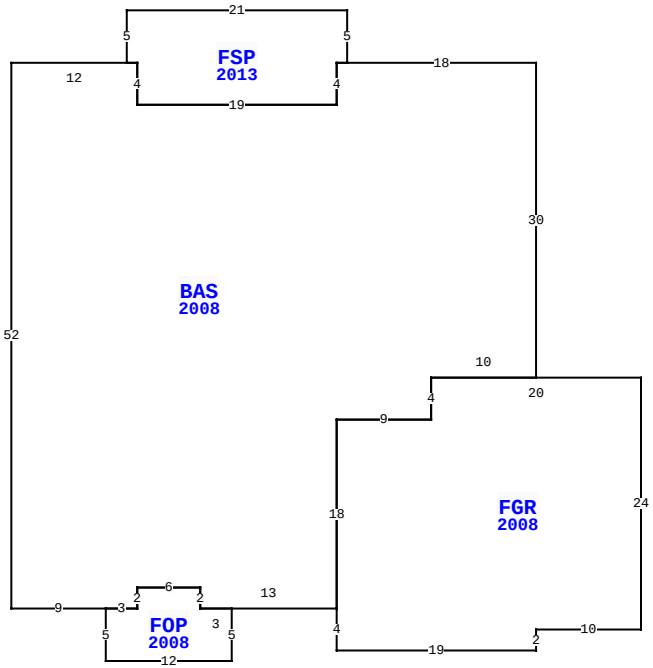
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	2,130	100	2,130	342,201
FGR	698	55	384	61,692
FOP	72	30	22	3,535
FSP	181	40	72	11,567
TOTALS	3,081		2,608	418,995

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,608	110.2080	172.75	450,532	2008	2008	0	0	0	7.00	93.00

1 SFR CUST – 100% - 2020 Heated Area: 2130 HX Base Yr 2020



681 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		418,995
TOTAL MARKET OB/XF VALUE		16,202
TOTAL LAND VALUE - MARKET		140,000
TOTAL MARKET VALUE		575,197
SOH/AGL Deduction		199,640
ASSESSED VALUE		375,557
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		325,557
TOTAL JUST VALUE		575,197
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		522,474

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20080478	OTHER	6,068	03/25/2008
20080420	ELEC OTHER	2,100	03/19/2008
20080351	NEW CONSTR	205,000	03/06/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2117/1422	5/02/2017	WD	Q	I	02	395,000
GRANTOR: BAGGETT DAVID K & MAR						
GRANTEE: BLAKE DAVID H & LYN						
1586/0100	9/22/2008	WD	Q	I		350,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: BAGGETT DAVID K & M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W18 FSP=[YR=2013] N5 W21 S5 E1 S4 E19 N4 E1$ W1 S4 W19 N4 W12 S52 E9 FOP=[YR=2008] S5 E12 N5 W3 N2 W6 S2 W3$ E3 N2 E6 S2 E13 FGR=[YR=2008] S4 E19 N2 E10 N24 W20 S4 W9 S18$ N18 E9 N4 E10 N30$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2008	2008	3	93	1,860	
2	0855	CONC PAVER	0	100	21	4	84.00	SF	10.00	10.00	100	2008	2008	3	90	756	
3	0855	CONC PAVER	0	100	0	0	1,182.00	SF	10.00	10.00	100	2008	2008	3	90	10,638	
4	0855	CONC PAVER	0	100	0	0	324.00	SF	10.00	10.00	100	2009	2009	3	91	2,948	

LAND DESCRIPTION

TOTAL OB/XF 16,202

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