

LOT 62
IN OR 2154/354
ISLE DE MAI AT AMELIA PB 7/12

CONOVER GARY L & LORRAINE K
677 SPANISH WAY EAST
FERNANDINA BEACH, FL 32034

2023

00-00-31-087I-0062-0000



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 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	2,441	100	2,441	399,110
FGR	420	55	231	37,769
FOP	76	30	23	3,761
FOP	203	30	61	9,974
PTO	443	5	22	3,597
TOTALS	3,583		2,778	454,210

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0 100	0	0	502.00	SF	10.00	10.00	100	2006
2	0855	CONC PAVER	0 100	0	0	124.00	SF	10.00	10.00	100	2006
3	0911	SCRN RM A	0 100	20	22	440.00	SF	17.50	17.50	100	2018
4	0855	CONC PAVER	0 100	0	0	98.00	SF	7.00	7.00	100	2018
5	0462	ST/AL FNC	0 100	0	0	984.00	SF	10.00	10.00	100	2018

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0003		0.00	0.00	1.00	LT	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,778	113.3760	177.72	493,706	2006	2006	0	0	8.00	92.00
1 SFR CUST - 100% - 2018 Heated Area: 2441 HX Base Yr 2018											
677 E SPANISH WAY, FERNANDINA BEACH											

BLD DATE	12/27/2006	KK	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		454, 210	
TOTAL MARKET OB/XF VALUE		21, 659	
TOTAL LAND VALUE - MARKET		140, 000	
TOTAL MARKET VALUE		615, 869	
SOH/AGL Deduction		346, 486	
ASSESSED VALUE		269, 383	
TOTAL EXEMPTION VALUE		HX HB	50, 000
BASE TAXABLE VALUE		219, 383	
TOTAL JUST VALUE		615, 869	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		557, 138	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20174081	SCRNROOM	15,000	12/29/2017
20061967	H/AC	5,676	08/23/2006
20061747	ELEC OTHER	2,000	07/24/2006
20061710	OTHER	5,424	07/19/2006
20061710	OTHER	5,424	07/19/2006
20061546	DEMOLITION	0	07/03/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2154/0354	10/27/2017	WD Q	I	02	SALE PRICE
GRANTOR: LOTT ANDREW H & AUDRE					
GRANTEE: CONOVER GARY L & LO					
1486/0020	3/19/2007	WD Q	I		400,300
GRANTOR: SEDA CONSTRUCTION COM					
GRANTEE: LOTT ANDREW H & AUD					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2006] W15FOP=[YR=2006] N1 PTO=[YR=2018] N20 W22 S23 E1 N3 E21\$ W21S3E1 S7E20N9\$S9W20N7W15S53E11 FOP=[YR=2006] S7E10N4W2N5W6S2W2\$E2N2 E6S5E11 FGR=[YR=2006] S12E20N21W20S9 \$N9E20 N49\$.											