

LOT 63
IN OR 1963/1669
ISLE DE MAI AT AMELIA PB 7/12

PITTS JOHN L IV & PATRICIA LOU
671 SPANISH WAY E
FERNANDINA BEACH, FL 32034

2023

00-00-31-087I-0063-0000



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 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	2,419	100	2,419	413,753
FGR	557	55	306	52,339
FOP	92	30	28	4,789
FSP	177	40	71	12,144
FST	15	55	8	1,368
FST	22	55	12	2,052

TOTALS 3,282 2,844 486,446

EXTRA FEATURES

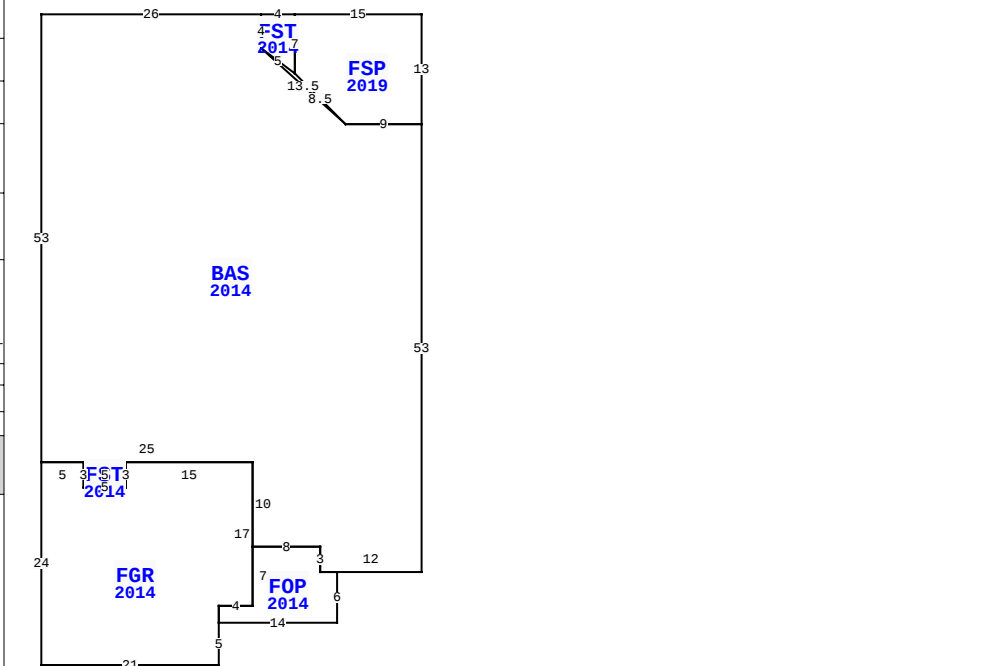
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2014	2014	3	97	1,940	
2	0855	CONC PAVER	0	100	0	0	720.00	SF	7.00	7.00	100	2014	2014	3	95	4,788	
3	0855	CONC PAVER	0	100	0	0	68.00	SF	7.00	7.00	100	2014	2014	3	95	452	
4	0855	CONC PAVER	0	100	0	0	120.00	SF	7.00	7.00	100	2016	2016	3	97	815	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0500	01	2,844	113.6640	178.17	506,715	2014	2014	0	0	0	4.00	96.00	
1 SFR CUST - 100% - 2018 Heated Area: 2419 HX Base Yr 2018													



671 E SPANISH WAY, FERNANDINA BEACH

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

TOTAL OB/XF 7,995

671 E SPANISH WAY, FERNANDINA BEACH					XF DATE INC DATE					LAND DATE AG DATE		
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES		
1.00	UT	2,000.00	2,000.00	100	2014	2014	3	97	1,940			
720.00	SF	7.00	7.00	100	2014	2014	3	95	4,788			
68.00	SF	7.00	7.00	100	2014	2014	3	95	452			
120.00	SF	7.00	7.00	100	2016	2016	3	97	815			

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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

NASSAU COUNTY PROPERTY PAGE 1 of 1 2

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		486,446
TOTAL MARKET OB/XF VALUE		7,995
TOTAL LAND VALUE - MARKET		140,000
TOTAL MARKET VALUE		634,441
SOH/AGL Deduction		234,917
ASSESSED VALUE		399,524
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		349,524
TOTAL JUST VALUE		634,441
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		577,098

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20132830	NEW CONSTR	275,063	12/17/2013
20132832	ROOF	3,000	12/17/2013

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1963/1669	2/11/2015	WD	Q	I	01	350,000

GRANTOR: SEDA CONSTRUCTION COM

GRANTEE: PITTS JOHN L IV & P

1480/0598 2/22/2007 WD U V 19 1,299,500

GRANTOR: SEASIDE PPR INC

GRANTEE: SEDA CONSTRUCTION C

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2019] W15 FST=[YR=2014] W4 BAS=[YR=2014] W26 S53
FGR=[YR=2014] S24 E21 N5 FOP=[YR=2014] E14 N6 W2 N3 W8 S7 W4
S2\$ N2 E4 N17 W15 FST=[YR=2014] W5 S3 E5 N3\$ S3 W5 N3 W5\$ E25
S10 E8 S3 E12 N53 W9 U9 L10 N4\$ S4 D3 R4 N7\$ S7 D6 R6
E9 N13\$.

PRINTED 08/02/2023 BY SYS