



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,938	100	1,938	295,437
FGR	506	55	278	42,380
FOP	179	30	54	8,232
FSP	196	40	78	11,891
FUS	1,150	100	1,150	175,311

TOTALS	3,969		3,498	533,249
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	
2	0855	CONC PAVER	0 100	0	0	670.00	SF	10.00	
3	0855	CONC PAVER	0 100	11	3	33.00	SF	10.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	NOTES
1	000100	C	SFR	100	0003		0.00	0.00	

REVIEW DATE	11/15/2019	BY	DJA
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,498	105.7080	165.70	579,619	2006	2006	0	0	8.00	92.00
1 SFR CUST - 100% - 2022 Heated Area: 3088 HX Base Yr 2022											

659 E SPANISH WAY, FERNANDINA BEACH	BLD DATE 02/09/2007	0	LGL DATE
	XF DATE		LAND DATE
	INC DATE		AG DATE

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	2006	2006	3	91	1,820	
2	0855	CONC PAVER	0 100	0	0	670.00	SF	10.00	10.00	100	2006	2006	3	88	5,896	
3	0855	CONC PAVER	0 100	11	3	33.00	SF	10.00	10.00	100	2006	2006	3	88	290	

TOTAL OB/XF										8,006						
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
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

Total Acres: 0.00	Total Land Value: 140,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		TOTAL MARKET OB/XF VALUE		533,249	
TOTAL LAND VALUE - MARKET		TOTAL MARKET VALUE		681,255	
SOH/AGL Deduction		ASSESSED VALUE		610,789	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE		TOTAL JUST VALUE		681,255	
NCON VALUE		INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE				592,999	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20053142	H/AC	6,000	12/09/2005
20052923	OTHER	8,000	10/26/2005
20052909	ELEC OTHER	6,000	10/24/2005
20052739	DEMOLITION	2,000	09/26/2005
20052740	NEW CONSTR	150,000	09/26/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
9999/9999	1/05/2021	CN	Q	I	01	548,500
GRANTOR: LOWE KATHRYN B						
GRANTEE: MULLER GISELA						
1428/0885	7/17/2006	WD	Q	I		462,500
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: LOWE LOUIS D JR & K						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2006] E31 S41 FGR=[YR=2006] S23 W22 N3 FOP=[YR=2006] W24 N8 E1 R4 D4 E6 R4 U4 N3 E9 S11\$ N20 E22\$ W22 S9 W9 S3 D4 L4 W6 U4 L4 N39 FSP=[YR=2006] N14 E14 S14 W14\$ E14 N14\$ PTR=[YR=2006] W70 FUS=[YR=2006] E14 S4 E4 N4 E26 S25 W21 N8 W9 S15 D4 L4 W6 L4 U4 N32\$ E70\$.									