

LOT 67
IN OR 2041/1331
ISLE DE MAI AT AMELIA PB 7/12

COLLINS JOHN DENNIS/KEMPF JANICE MARIE
647 SPANISH WAY EAST
FERNANDINA BEACH, FL 32034

2023

00-00-31-087I-0067-0000



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	14	CARPET 70		
Interior Floo	11	CLAY TILE 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	2,490	100	2,490	379,760
FGR	505	55	278	42,399
FOP	74	30	22	3,355
FSP	177	40	71	10,828
FST	20	55	11	1,678
UOP	8	20	2	305
TOTALS	3,274		2,874	438,325

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	01	2,874	105.1860	164.88	473,865	2007	2007	0	0	7.50	92.50	
1 SFR CUST - 100% - 2017 Heated Area: 2490 HX Base Yr 2017												

D

NASSAU COUNTY PROPERTY

PAGE 1 of 1

VALUATION SUMMARY											
VALUATION BY								STANDARD			
Tax Group: 2								Tax Dist:			
BUILDING MARKET VALUE								438,325			
TOTAL MARKET OB/XF VALUE								7,856			
TOTAL LAND VALUE - MARKET								140,000			
TOTAL MARKET VALUE								586,181			
SOH/AGL Deduction								248,644			
ASSESSED VALUE								337,537			
TOTAL EXEMPTION VALUE								HX HB DX		55,000	
BASE TAXABLE VALUE								282,537			
TOTAL JUST VALUE								586,181			
NCON VALUE								0			
INCOME VALUE											
PREVIOUS YEAR MKT VALUE								533,920			