



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 60
Interior Floo	11	CLAY TILE 40
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

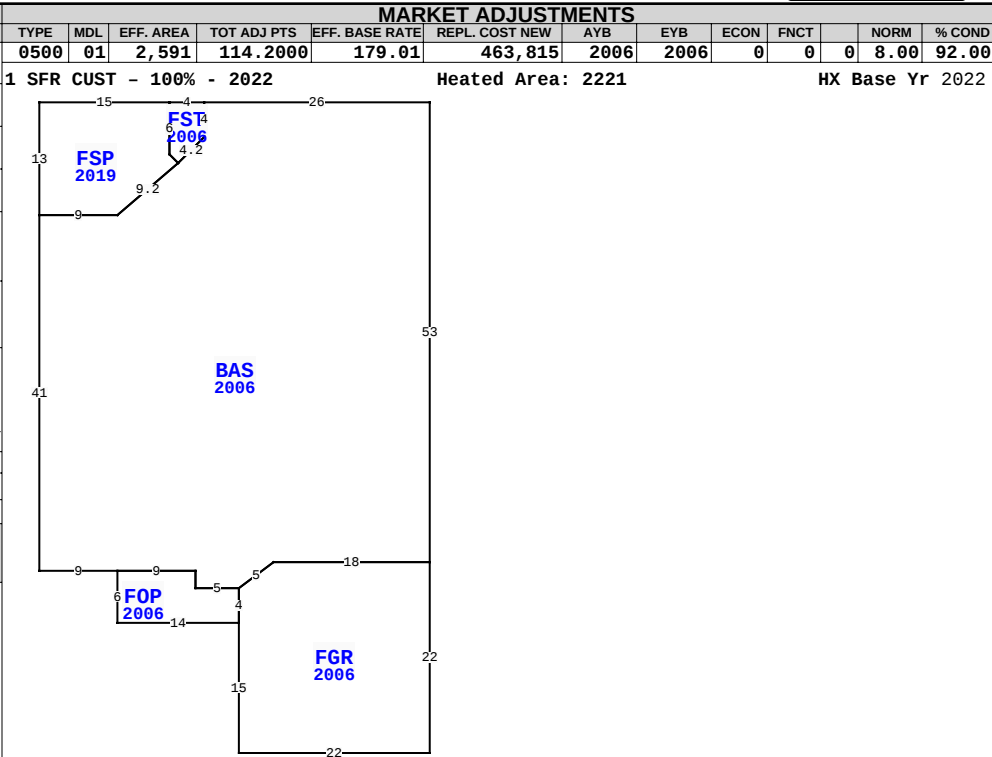
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1079.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,221	100	2,221	365,775
FGR	478	55	263	43,314
FOP	74	30	22	3,623
FSP	181	40	72	11,858
FST	23	55	13	2,141

TOTALS	2,977		2,591	426,710
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2006
2	0855	CONC PAVER	0 100	0	0	592.00	SF	10.00	10.00	100	2006
3	0855	CONC PAVER	0 100	29	3	87.00	SF	10.00	10.00	100	2006

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	



635 E SPANISH WAY, FERNANDINA BEACH				BLD DATE					LGL DATE	
				XF DATE					LAND DATE	
				INC 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	2006	2006	3	91	1,820	
592.00	SF	10.00	10.00	100	2006	2006	3	88	5,210	
87.00	SF	10.00	10.00	100	2006	2006	3	88	766	

TOTAL OB/XF											
7,796											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 2										Tax Dist:	
BUILDING MARKET VALUE										426,710	
TOTAL MARKET OB/XF VALUE										7,796	
TOTAL LAND VALUE - MARKET										140,000	
TOTAL MARKET VALUE										574,506	
SOH/AGL Deduction										35,254	
ASSESSED VALUE										539,252	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										489,252	
TOTAL JUST VALUE										574,506	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										523,546	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20061571	H/AC	5,455	07/06/2006
20061429	ELEC OTHER	4,350	06/23/2006
20061103	OTHER	6,852	05/18/2006
20060686	DEMOLITION	0	04/03/2006
C0060687	CO ISSUED	250,000	10/01/2005
20060687	NEW CONSTR	250,000	10/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2411/0606	11/19/2020	WD	Q	I	01
GRANTOR: LUDWIG JAMES F & SYLV					
GRANTEE: GOGGIN TIMOTHY JOHN					
2021/1066	12/28/2015	WD	Q	I	01
GRANTOR: HAYNES GEOFFREY N &					
GRANTEE: LUDWIG JAMES F & SY					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2006] W26 FST=[YR=2006] W4 FSP=[YR=2019] W15 S13 E9 R7 U6 U1 L1 N6\$ S6 R1 D1 R3 U3 N4\$ S4 D3 L3 D6 L7 W9 S41 E9 FOP=[YR=2006] S6 E14 FGR=[YR=2006] S15 E22 N22 W18 L4 D3 S4\$ N4 W5 N2 W9\$ E9 S2 E5 U3 R4 E18 N53\$.											