LOT 71
IN OR 2093/604
ISLE DE MAI AT AMELIA PB 7/12

RILEY TODD M &/HASHIZUME JULIANA T (JT/RS)
623 SPANISH WAY E
FERNANDINA BEACH, FL 32034

2023

00-00-31-087I-0071-0000

BUILDING CHARACTERISTICS

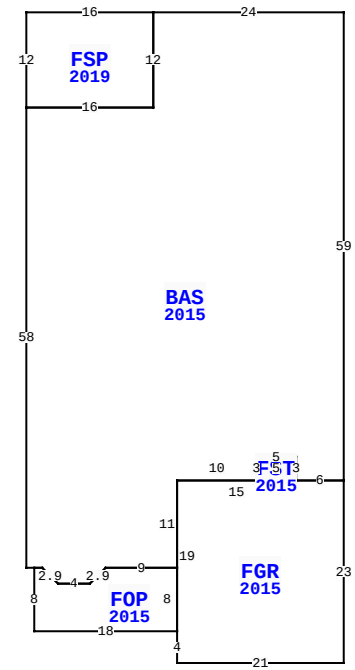
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,374	100	2,374	403,682
FGR	483	55	266	45,231
FOP	132	30	40	6,801
FSP	192	40	77	13,093
FST	15	55	8	1,361
TOTALS	3,196		2,765	470,168

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,765	112.4160	176.21	487,221	2015	2015	0	0	0	3.50	96.50

1 SFR CUST – 100% - 2016 Heated Area: 2374 HX Base Yr 2016



623 E SPANISH WAY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		470,168
TOTAL MARKET OB/XF VALUE		5,945
TOTAL LAND VALUE - MARKET		140,000
TOTAL MARKET VALUE		616,113
SOH/AGL Deduction		262,008
ASSESSED VALUE		354,105
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		304,105
TOTAL JUST VALUE		616,113
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		561,026

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20141180	CO ISSUED	0	06/12/2015
20141180	NEW CONSTR	264,144	06/03/2014
20141182	ROOF	0	06/03/2014
20080207	NEW CONSTR	250,000	02/12/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2093/0604	12/24/2016	QC	U	I	11	100
GRANTOR: RILEY TODD M & JULIAN						
GRANTEE: RILEY TODD M & JULI						
2011/1935	10/27/2015	WD	Q	I	01	368,500
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: RILEY TODD M & JULI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W24 FSP=[YR=2019] W16 S12 E16 N12$ S12 W16 S58 E1 FOP=[YR=2015] S8 E18 FGR=[YR=2015] S4 E21 N23 W6 FST=[YR=2015] N3 W5 S3 E5$ W15 S19$ N8 W9 D2 L2 W4 U2 L2 W1$ E1 D2 R2 E4 U2 R2 E9 N11 E10 N3 E5 S3 E6 N59$.

EXTRA FEATURES

LN	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	2015	2015	3	97	1,940	
2	0855	CONC PAVER	0	100	0	0	544.00	SF	7.00	7.00	100	2015	2015	3	96	3,656	
3	0855	CONC PAVER	0	100	0	0	52.00	SF	7.00	7.00	100	2015	2015	3	96	349	

LAND DESCRIPTION

TOTAL OB/XF 5,945

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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 PRINTED 08/02/2023 BY SYS