LOT 16
ISLE DE MAI AT AMELIA PB 7/12

MCCARTHY J J REV LIV TRUST/MCCARTHY JAMES J TRUSTE
557 SPANISH WAY W
FERNANDINA BEACH, FL 32034

2024

00-00-31-087I-0016-0000

BUILDING CHARACTERISTICS

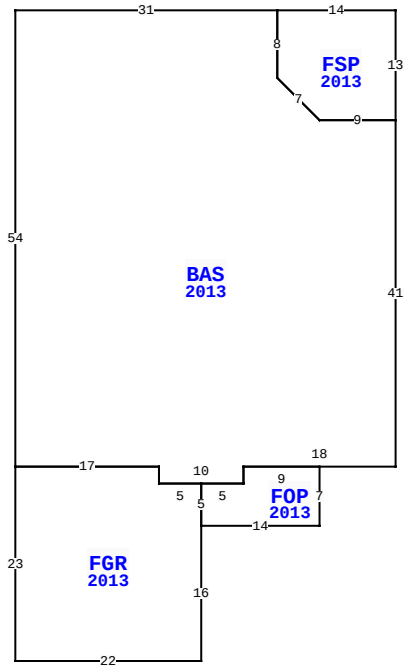
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		2.5 100
Frame	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	2,281	100	2,281	396,444
FGR	496	55	273	47,448
FOP	88	30	26	4,519
FSP	170	40	68	11,819
TOTALS	3,035		2,648	460,229

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,648	110.8800	182.95	484,452	2013	2013	0	0	0	5.00	95.00

1 SFR CUST – 0% - 0 Heated Area: 2281 HX Base Yr



557 W SPANISH WAY, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/13/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	460,229
TOTAL MARKET OB/XF VALUE	6,368
TOTAL LAND VALUE - MARKET	150,000
TOTAL MARKET VALUE	616,597
SOH/AGL Deduction	108,167
ASSESSED VALUE	508,430
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	508,430
TOTAL JUST VALUE	616,597
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	585,927

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20132418	SCRNWL	1,000	10/16/2013
20130783	H/AC	5,900	04/15/2013
20130589	NEW CONSTR	2,500	03/22/2013
20130576	NEW CONSTR	2,000	03/21/2013
20130491	NEW CONSTR	239,402	03/11/2013
20130494	ROOF	3,000	03/11/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2451/0622	3/19/2021	WD	U	I	11	100
GRANTOR: MCCARTHY JAMES J						
GRANTEE: MCCARTHY J J REVOCA						
2284/0312	6/19/2019	WD	Q	I	01	449,000
GRANTOR: DEFILIPPO CHARLES & M						
GRANTEE: MCCARTHY JAMES J						

BUILDING NOTES

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	0	0	0	1.00	UT	2,000.00	2,000.00	100	2013	2013	3	96	1,920	
2	0855	CONC PAVER	0	0	0	0	560.00	SF	7.00	7.00	100	2013	2013	3	94	3,685	
3	0855	CONC PAVER	0	0	0	0	116.00	SF	7.00	7.00	100	2013	2013	3	94	763	

BUILDING DIMENSIONS

FSP=[YR=2013] W14 BAS=[YR=2013] W31 S54 FGR=[YR=2013] S23 E22 N16 FOP=[YR=2013] E14 N7 W9 S2 W5 S5$ N5 W5 N2 W17$ E17 S2 E10 N2 E18 N41 W9 U5 L5 N8$ S8 D5 R5 E9 N13$.

LAND DESCRIPTION

TOTAL OB/XF 6,368

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	0	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	150,000							

REVIEW DATE 11/14/2019 BY DJA Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/06/2024 BY SYS