



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	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	2,411	100	2,411	412,421
FGR	400	55	220	37,633
FOP	57	30	17	2,908
FSP	203	40	81	13,856
TOTALS	3,071		2,729	466,818

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0 100	0	0	589.00	SF	10.00	10.00	100	2010
2	0855	CONC PAVER	0 100	0	0	110.00	SF	10.00	10.00	100	2010
3	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2010
4	0462	ST/AL FNC	0 100	0	0	560.00	SF	10.00	10.00	100	2010
5	0855	CONC PAVER	0 100	0	0	400.00	SF	10.00	10.00	100	2011

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		R-1	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,729	110.8800	182.95	499,271	2010	2010	0	0	6.50	93.50
1 SFR CUST - 100% - 2021 Heated Area: 2411 HX Base Yr 2021											
553 W SPANISH WAY, FERNANDINA BEACH											
BLD DATE: 03/13/2024 MLU											

NASSAU COUNTY PROPERTY											
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VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 2						Tax Dist:					
BUILDING MARKET VALUE						466,818					
TOTAL MARKET OB/XF VALUE						15,281					
TOTAL LAND VALUE - MARKET						150,000					
TOTAL MARKET VALUE						632,099					
SOH/AGL Deduction						206,859					
ASSESSED VALUE						425,240					
TOTAL EXEMPTION VALUE						50,000					
BASE TAXABLE VALUE						375,240					
TOTAL JUST VALUE						632,099					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						601,457					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101906	XFOB	2,050	11/03/2010
20100324	OTHER	1,000	02/19/2010
20091384	ELEC OTHER	2,100	10/09/2009
20091261	NEW CONSTR	267,179	09/18/2009

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2606/1131	12/07/2022	QC	U	I	11	100	
GRANTOR: NICKOLOFF CHRISTOPHER							
GRANTEE: NICKOLOFF CHRISTOPH							
2198/1528	5/24/2018	WD	Q	I	01	400,000	
GRANTOR: OWENS PETER D							
GRANTEE: NICKOLOFF CHRISTOPH							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2010] W14 FSP=[YR=2019] N3 W21 S10 E20 N7 E1\$ W1 S7 W20 N9W15 S49 FGR=[YR=2010] S20 E20 N20 W20\$ E20 S8 E10 FOP=[YR=2010] S3 E8 N6 W1 N2 W6 S5 W1\$ E1 N5 E6 S2 E13 N52\$.											