

LOT 20
IN OR 2155/1650
ISLE DE MAI AT AMELIA PB 7/12

JOHNSON ROBERT & LINDA A
541 SPANISH WAY WEST
FERNANDINA BEACH, FL 32034

2024

00-00-31-087I-0020-0000



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		2.5 100
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	2,476	100	2,476	436,785
FGR	527	55	290	51,158
FOP	50	30	15	2,646
FSP	210	40	84	14,818
FST	15	55	8	1,411
TOTALS	3,278		2,873	506,819

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0855	CONC PAVER	0	0	0	0	528.00	SF	7.00	7.00	
2	0855	CONC PAVER	0	0	0	0	68.00	SF	10.00	10.00	
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0	0003	R-1	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS

1 SFR CUST - 0% - 0

Heated Area: 2476

HX Base Yr

541 W SPANISH WAY, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

03/13/2024 MLU

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		506,819	
TOTAL MARKET OB/XF VALUE		7,517	
TOTAL LAND VALUE - MARKET		150,000	
TOTAL MARKET VALUE		664,336	
SOH/AGL Deduction		57,871	
ASSESSED VALUE		606,465	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		606,465	
TOTAL JUST VALUE		664,336	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		631,568	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20132851	H/AC	5,810	12/19/2013
20132735	NEW CONSTR	4,000	12/04/2013
20132403	NEW CONSTR	275,063	10/14/2013

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2155/1650	11/03/2017	WD	Q	I	02
GRANTOR: LAING LOIS G					
GRANTEE: JOHNSON ROBERT & LI					
1925/0703	6/12/2014	WD	Q	I	01
GRANTOR: SEDA CONSTRUCTION COM					
GRANTEE: LAING LOIS G & BRIE					

BUILDING NOTES											
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BUILDING DIMENSIONS											
FSP=[YR=2019] W21 BAS=[YR=2014] W24 S52 FGR=[YR=2014] S23 E22 N5 E2 FOP=[YR=2014] S2 E9 N2 W1 N4 W8 S4\$ N18 W15 FST=[YR=2014] W5 S3 E5 N3\$ S3 W5 N3 W4\$ E24 S14 E8 S4 E13 N60 W21 N10\$ S10 E21 N10\$.											