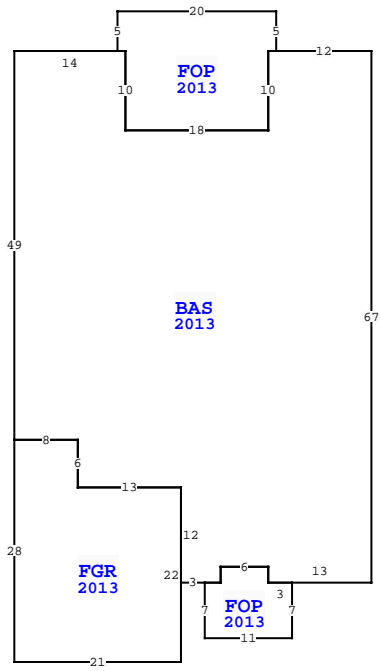


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	60
Interior Floor	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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
BAS	2,523	100	2,523
FGR	510	55	280
FOP	89	30	27
FOP	280	30	84
TOTALS	3,402		2,914
			501,505

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR	CUST - 100%	- 2017		Heated Area: 2523					HX Base Yr 2017	



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			501,505
TOTAL MARKET OB/XF VALUE			6,454
TOTAL LAND VALUE - MARKET			150,000
TOTAL MARKET VALUE			657,959
SOH/AGL Deduction			356,941
ASSESSED VALUE			301,018
TOTAL EXEMPTION VALUE	HX HB WR		55,000
BASE TAXABLE VALUE			246,018
TOTAL JUST VALUE			657,959
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			625,434

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20130724	H/AC	5,600	04/08/2013
20130588	NEW CONSTR	2,500	03/22/2013
20130575	NEW CONSTR	2,000	03/21/2013
20130437	NEW CONSTR	268,956	03/05/2013
20130438	ROOF	3,000	03/05/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2203/1911	6/13/2018	QC	U	I	11	100
GRANTOR: MARASCO JOSEPH A JR						
GRANTEE: MARASCO JOSEPH A JR						
2037/0400	3/29/2016	WD	Q	I	01	381,000
GRANTOR: COMISKY JAMES L & ANI						
GRANTEE: MARASCO JOSEPH A JR						

EXTRA FEATURES															BLD DATE		LGL DATE	
L N	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	INC DATE	AG DATE
1	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00	100	2013	2013	3	96	1,920			
2	0855	CONC PAVER	0	100	0	626.00	SF	7.00	7.00	100	2013	2013	3	94	4,119			
3	0855	CONC PAVER	0	100	0	63.00	SF	7.00	7.00	100	2013	2013	3	94	415			
TOTALS															525 W SPANISH WAY, FERNANDINA BEACH		03/13/2024 MLU	

BUILDING NOTES														

BUILDING DIMENSIONS														
BAS=[YR=2013] W12 FOP=[YR=2013] N5 W20 S5 E1 S10 E18 N10 E1\$ W1 S10 W18 N10 W14 S49 FGR=[YR=2013] S28 E21 N22 W13 N6 W8\$ E8 S6 E13 S12 E3 FOP=[YR=2013] S7 E11 N7 W3 N2 W6 S2 W2\$ E2 N2 E6 S2 E13 N67\$.														

LAND DESCRIPTION															TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	150,000							