

LOT 25
IN OR 1743/1520
ISLE DE MAI AT AMELIA PB 7/12

CHERRY CHRISTOPHER & ELIZABETH M
521 SPANISH WAY WEST
FERNANDINA BEACH, FL 32034

2024

00-00-31-087I-0025-0000



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		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,248	100	2,248	388,455
FGR	483	55	266	45,965
FOP	50	30	15	2,592
FOP	256	30	77	13,306
FUS	336	100	336	58,061
FUS	401	100	401	69,293

TOTALS	3,774		3,343	577,671
--------	-------	--	-------	---------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2011
2	0855	CONC PAVER	0 100	0	0	550.00	SF	7.00	7.00	100	2011
3	0855	CONC PAVER	0 100	0	0	97.00	SF	7.00	7.00	100	2011
4	0462	ST/AL FNC	0 100	0	0	624.00	SF	10.00	10.00	100	2012

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	000134	C	SFR POND	100	0003	R-1	0.00	0.00	1.00	LT	

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,343	111.4120	183.83	614,544	2011	2011	0	0	0	6.00	94.00
1 SFR CUST - 100% - 2014												
Heated Area: 2985												
HX Base Yr 2014												

FOP 2011

FUS 2011

BAS 2011

FGR 2011

FUS 2011

521 W SPANISH WAY, FERNANDINA BEACH											
TOTAL OB/XF 11,700											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2			Tax Dist:
BUILDING MARKET VALUE			577,671
TOTAL MARKET OB/XF VALUE			11,700
TOTAL LAND VALUE - MARKET			165,000
TOTAL MARKET VALUE			754,371
SOH/AGL Deduction			352,605
ASSESSED VALUE			401,766
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			351,766
TOTAL JUST VALUE			754,371
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			717,679

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111198	REMODEL	250	07/22/2011
20110388	OTHER	1,300	03/18/2011
20102074	H/AC	9,100	12/06/2010
20101796	NEW CONSTR	9,000	10/18/2010
20101726	NEW CONSTR	2,000	10/05/2010
20101303	NEW CONSTR	4,600	08/06/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1743/1520	6/03/2011	WD	Q	I	02	370,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: CHERRY CHRISTOPHER						
1390/0672	2/21/2006	WD	U	V	19	847,500
GRANTOR: SEASIDE PPR INC						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=2011] W7 FOP=[YR=2011] N8 W32 S8 E32\$ W43 S37 FGR=[YR=2011] S24 E21 N21 W7 N3 W14\$ E14 S3 E7 S10 E9 FOP=[YR=2011] S5 E10 N5 W10\$ E20 N50\$ PTR=E15 FUS=[YR=2011] E15 S16 E4 S4 W4 S3 W5 S4 W10 N27\$W15\$ PTR= E15 S40 FUS=[YR=2011] E6 S5 E6 S24 W13 N18 E1 N11\$ W15 N40\$.											