LOT 27
ISLE DE MAI AT AMELIA PB 7/12

SCHUSTER MARK JOSEPH & CYNTHIA
511 SPANISH WAY W
FERNANDINA BEACH, FL 32034

2024

00-00-31-087I-0027-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

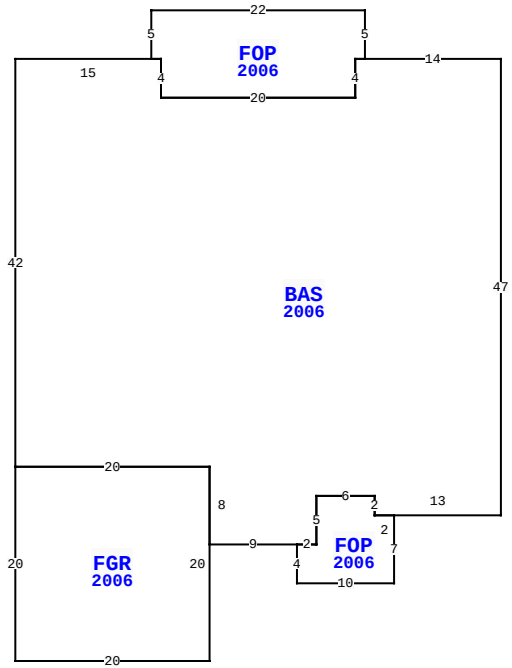
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,191	100	2,191	352,177
FGR	400	55	220	35,362
FOP	76	30	23	3,697
FOP	190	30	57	9,162
TOTALS	2,857		2,491	400,399

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,491	106.4640	175.67	437,594	2006	2006	0	0	0	8.50	91.50

1 SFR CUST – 100% - 2023 Heated Area: 2191 HX Base Yr 2023



511 W SPANISH WAY, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		400,399
TOTAL MARKET OB/XF VALUE		11,257
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		576,656
SOH/AGL Deduction		12,395
ASSESSED VALUE		564,261
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		514,261
TOTAL JUST VALUE		576,656
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		547,826

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222498	REMODEL	10,000	10/17/2022
20061657	OTHER	2,050	07/12/2006
20060538	H/AC	5,916	03/15/2006
20060293	ELEC OTHER	5,500	02/08/2006
20060229	OTHER	5,216	01/27/2006
20060118	NEW CONSTR	250,000	01/19/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2343/1204	2/28/2020	WD	Q	I	01	455,000
GRANTOR: LANGE TERESA J						
GRANTEE: SCHUSTER MARK JOSEP						
1939/0406	9/16/2014	WD	Q	I	01	320,000
GRANTOR: MERRITT JOHN M & KATH						
GRANTEE: LANGE ROBERT H & TE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W14 FOP=[YR=2006] N5 W22 S5 E1 S4 E20 N4 E1$ W1 S4 W20 N4 W15 S42 FGR=[YR=2006] S20 E20 N20 W20$ E20 S8 E9 FOP=[YR=2006] S4 E10 N7 W2 N2 W6 S5 W2$ E2 N5 E6 S2 E13 N47$.

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	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	90	1,800	
2	0855	CONC PAVER	0	100	0	0	498.00	SF	10.00	10.00	100	2006	2006	3	87	4,333	
3	0855	CONC PAVER	0	100	0	0	99.00	SF	10.00	10.00	100	2006	2006	3	87	861	
4	0855	CONC PAVER	0	100	0	0	692.00	SF	7.00	7.00	100	2007	2007	3	88	4,263	

LAND DESCRIPTION

TOTAL OB/XF 11,257

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	000134	C	SFR POND	100	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.10	150,000.00	165,000.00	165,000							

REVIEW DATE 11/15/2019 BY DJA Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 08/06/2024 BY SYS