LOT 28
IN OR 2125/236
ISLE DE MAI AT AMELIA PB 7/12

YANOWITZ NOAH
507 SPANISH WAY WEST
FERNANDINA BEACH, FL 32034

2024

00-00-31-087I-0028-0000

BUILDING CHARACTERISTICS

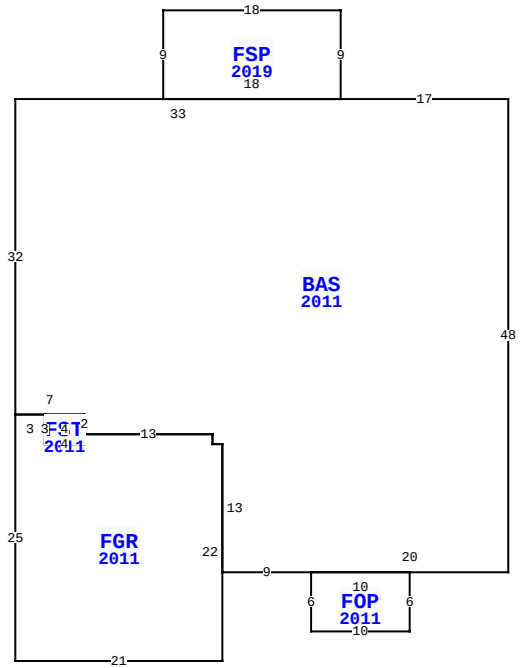
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 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	2,093	100	2,093	369,344
FGR	484	55	266	46,940
FOP	60	30	18	3,176
FSP	162	40	65	11,470
FST	12	55	7	1,235
TOTALS	2,811		2,449	432,166

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,449	113.7780	187.73	459,751	2011	2011	0	0	0	6.00	94.00

1 SFR CUST – 100% - 2018 Heated Area: 2093 HX Base Yr 2018



507 W SPANISH WAY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		432,166
TOTAL MARKET OB/XF VALUE		8,745
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		605,911
SOH/AGL Deduction		229,878
ASSESSED VALUE		376,033
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		326,033
TOTAL JUST VALUE		605,911
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		575,596

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110389	OTHER	1,300	03/18/2011
20102137	H/AC	5,000	12/14/2010
20101846	NEW CONSTR	6,050	10/26/2010
20101782	NEW CONSTR	2,100	10/15/2010
20101658	NEW CONSTR	206,772	09/22/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2125/0236	5/30/2017	WD	Q	I	01	363,000
GRANTOR: LAGRONE JAMES W & PAU						
GRANTEE: YANOWITZ NOAH						
1761/1215	10/14/2011	WD	Q	I	01	319,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: LAGRONE JAMES W & P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W17 FSP=[YR=2019] N9 W18 S9 E18$ W33 S32 FGR=[YR=2011] S25 E21 N22 W1N1 W13 FST=[YR=2011] N2 W4 S3 E4 N1$ S1 W4 N3 W3$ E7 S2 E13 S1 E1 S13 E9 FOP=[YR=2011] S6 E10 N6 W10$ E20N48$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2011	2011	3	94	3,290	
2	0855	CONC PAVER	0	100	0	0	507.00	SF	10.00	10.00	100	2011	2011	3	92	4,664	
3	0855	CONC PAVER	0	100	0	0	86.00	SF	10.00	10.00	100	2011	2011	3	92	791	

LAND DESCRIPTION

TOTAL OB/XF 8,745

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 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 08/06/2024 BY SYS