

LOT 30
IN OR 1929/1844
ISLE DE MAI AT AMELIA PB 7/12

GRANUCCI MICHAEL/OLDHAM LYNN
502 SPANISH WAY WEST
FERNANDINA BEACH, FL 32034

2024

00-00-31-087I-0030-0000



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	15	HARDTILE 80
Interior Floo	14	CARPET 20
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	06	Quality Level 06
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	507,794
FGR	706	55	388	79,573
FOP	42	30	13	2,666
FSP	210	40	84	17,227
PTO	9	5	0	0

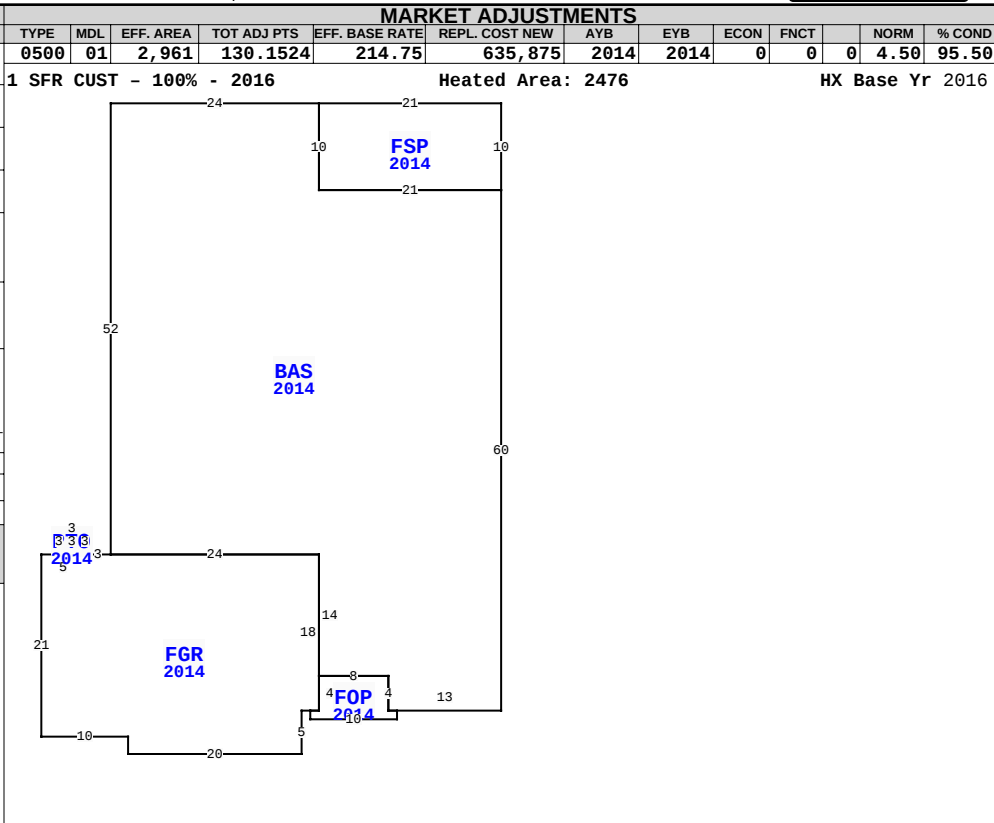
TOTALS 3,443 2,961 607,261

EXTRA FEATURES

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
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2014	2014	3	96	1,920	
2	0855	CONC PAVER	0	100	0	0	722.00	SF	7.00	7.00	100	2014	2014	3	95	4,801	
3	0855	CONC PAVER	0	100	0	0	64.00	SF	7.00	7.00	100	2014	2014	3	95	426	
4	0855	CONC PAVER	0	100	0	0	119.00	SF	7.00	7.00	100	2014	2014	3	95	791	
5	0810	CONCRETE A	0	100	12	10	120.00	SF	6.50	6.50	100	2014	2014	3	95	741	
6	0462	ST/AL FNC	0	100	0	0	324.00	SF	10.00	10.00	100	2014	2014	3	75	2,430	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							



502 W SPANISH WAY, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

03/13/2024 MLU

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TOTAL OB/XF 11,109

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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							

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		607,261	
TOTAL MARKET OB/XF VALUE		11,109	
TOTAL LAND VALUE - MARKET		150,000	
TOTAL MARKET VALUE		768,370	
SOH/AGL Deduction		367,006	
ASSESSED VALUE		401,364	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		351,364	
TOTAL JUST VALUE		768,370	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		731,137	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20141764	81' ALFNC	0	08/11/2014
20141097	FSP	910	05/27/2014
20140038	NEW CONSTR	274,953	01/08/2014

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1929/1844	7/23/2014	WD	Q	I	02	420,000	
GRANTOR: SEDA CONSTRUCTION COM							
GRANTEE: GRANUCCI MICHAEL &							
1390/0672	2/21/2006	WD	U	V	19	847,500	
GRANTOR: SEASIDE PPR INC							
GRANTEE: SEDA CONSTRUCTION C							

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2014] W21 BAS=[YR=2014] W24 S52 FGR=[YR=2014] W3

PTO=[YR=2014] N3W3S3E3\$ W5 S21 E10 S2 E20 N5 E1 FOP=[YR=2014]

S1 E10 N1 W1 N4 W8 S4 W1\$ E1 N18 W24\$ E24 S14 E8 S4 E13 N60

W21 N10\$ S10 E21 N10\$.