

VASCONCELLOS RONALD & PATRICIA
512 W SPANISH WAY
FERNANDINA BEACH, FL 32034

00-00-31-087I-0032-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										VALUATION BY STANDARD									
Exterior Wall 16 WD FR STUC 100										0500 01 2,571 111.4560 183.90 472,807 2013 2013 0 0 5.00 95.00										Tax Group: 2 Tax Dist:									
Roof Structur 04 WOOD TRUSS 100										1 SFR CUST - 100% - 2024 Heated Area: 2233 HX Base Yr 2024										BUILDING MARKET VALUE 449,167									
Roof Cover 03 COMP SHNGL 100																				TOTAL MARKET OB/XF VALUE 13,127									
Interior Wall 05 DRYWALL 100																				TOTAL LAND VALUE - MARKET 150,000									
Interior Floo 11 CLAY TILE 70																				TOTAL MARKET VALUE 612,294									
Interior Floo 14 CARPET 30																				SOH/AGL Deduction 0									
Air Condition 03 CENTRAL 100																				ASSESSED VALUE 612,294									
Heating Type 04 AIR DUCTED 100																				TOTAL EXEMPTION VALUE HX HB 50,000									
Bedrooms 3 100																				BASE TAXABLE VALUE 562,294									
Bathrooms 2 100																				TOTAL JUST VALUE 612,294									
Frame 02 WOOD FRAME 100																				NCON VALUE 0									
Stories 0 0 100																				INCOME VALUE									
Units 0 0 100																				PREVIOUS YEAR MKT VALUE 582,322									
Occupancy 00 NONE 100																													
Quality 03 Quality Level 03																				PERMIT NUM DESCRIPTION AMT ISSUED									
DOR CODE 0100 SINGLE FAMILY																				20131981 SCRNECNL 975 08/23/2013									
MAP NUM MKT AREA 01																				20130275 H/AC 4,700 02/11/2013									
NEIGHBORHOOD/LOC 1079.00																				20130146 NEW CONSTR 4,500 01/18/2013									
AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE																				20130099 NEW CONSTR 2,000 01/15/2013									
BAS 2,233 100 2,233 390,117																				20122384 SFGR 239,401 11/28/2012									
FGR 449 55 247 43,152																				20122385 ROOF 3,000 11/28/2012									
FOP 66 30 20 3,494																													
FSP 152 40 61 10,657																													
FST 18 55 10 1,747																													
TOTALS 2,918 2,571 449,167																													
EXTRA FEATURES										512 W SPANISH WAY, FERNANDINA BEACH																			
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 0500 FP-PRE FAB 0 100 0 0 1.00 UT 3,500.00 3,500.00 100 2013 2013 3 96 3,360																													
2 0855 CONC PAVER 0 100 26 4 104.00 SF 7.00 7.00 100 2013 2013 3 94 684																													
3 0855 CONC PAVER 0 100 0 0 546.00 SF 7.00 7.00 100 2013 2013 3 94 3,593																													
4 0855 CONC PAVER 0 100 0 0 60.00 SF 7.00 7.00 100 2013 2013 3 94 395																													
5 0855 CONC PAVER 0 100 0 0 360.00 SF 7.00 7.00 100 2013 2013 3 94 2,369																													
6 0462 ST/AL FNC 0 100 0 0 384.00 SF 10.00 10.00 100 2013 2013 3 71 2,726																													
LAND DESCRIPTION										TOTAL OB/XF 13,127																			
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T DPTH 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																													
REVIEW DATE 11/15/2019 BY DJA Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/06/2024 BY SYS																													