LOT 35
IN OR 1978/348
ISLE DE MAI AT AMELIA PB 7/12

HULTMAN JOEL V & ANNA M
524 SPANISH WAY WEST
FERNANDINA BEACH, FL 32034

2024

00-00-31-087I-0035-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

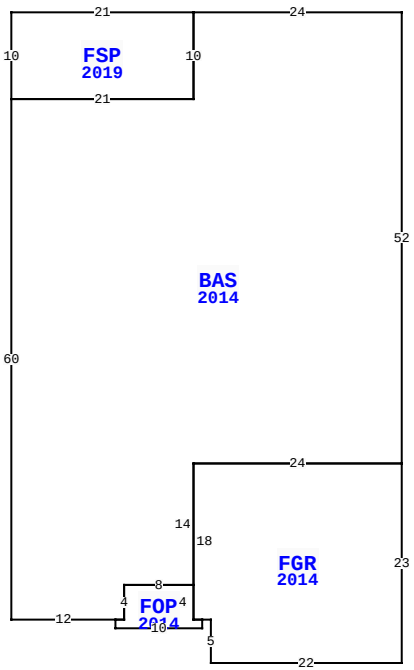
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	2,476	100	2,476	436,785
FGR	542	55	298	52,570
FOP	42	30	13	2,293
FSP	210	40	84	14,818
TOTALS	3,270		2,871	506,466

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,871	111.9540	184.72	530,331	2014	2014	0	0	0	4.50	95.50

1 SFR CUST – 100% - 2022 Heated Area: 2476 HX Base Yr 2022



524 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		506,466
TOTAL MARKET OB/XF VALUE		4,209
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		660,675
SOH/AGL Deduction		103,928
ASSESSED VALUE		556,747
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		506,747
TOTAL JUST VALUE		660,675
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		627,888

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20132789	NEW CONSTR	4,000	12/10/2013
20132314	NEW CONSTR	275,063	10/02/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1978/0348	4/24/2015	WD	Q	I	01	364,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: HULTMAN JOEL V & AN						
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=2014] W24 FSP=[YR=2019] W21 S10 E21 N10$ S10 W21 S60 E12 FOP=[YR=2014] S1 E10 N1 FGR=[YR=2014] E1 S5 E22 N23 W24 S18 E1$ W1 N4 W8 S4 W1$ E1 N4 E8 N14 E24 N52 $.

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	0855	CONC PAVER	0	100	0	0	573.00	SF	7.00	7.00	100	2014	2014	3	95	3,810	
2	0855	CONC PAVER	0	100	0	0	60.00	SF	7.00	7.00	100	2014	2014	3	95	399	

LAND DESCRIPTION

TOTAL OB/XF 4,209

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	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