



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	2,149	100	2,149	383,922
FGR	424	55	233	41,626
FOP	52	30	16	2,858
FOP	181	30	54	9,647
FST	15	55	8	1,430
TOTALS	2,821		2,460	439,483

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0 100	0	0	544.00	SF	7.00	7.00	100	2014
2	0855	CONC PAVER	0 100	0	0	88.00	SF	7.00	7.00	100	2014
3	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2014

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0003	R-1	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0500 01 2,460 113.3760 187.07 460,192 2014 2014 0 0 0 4.50 95.50

1 SFR CUST - 100% - 2015 Heated Area: 2149 HX Base Yr 2015

BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE

03/13/2024 MLU

528 W SPANISH WAY, FERNANDINA BEACH

TOTAL OB/XF											
6,123											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		439,483	
TOTAL MARKET OB/XF VALUE		6,123	
TOTAL LAND VALUE - MARKET		150,000	
TOTAL MARKET VALUE		595,606	
SOH/AGL Deduction		261,185	
ASSESSED VALUE		334,421	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		284,421	
TOTAL JUST VALUE		595,606	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		565,846	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20131270	NEW CONSTR	4,500	06/05/2013
20131057	NEW CONSTR	2,000	05/13/2013
20130939	SFR	225,842	04/29/2013
20130943	ROOF	3,000	04/18/2013

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1949/1064	11/14/2014	WD	Q	I	01
GRANTOR: SEDA CONSTRUCTION COM					
GRANTEE: MARKER KENNETH J &					
1298/0535	2/28/2005	WD	U	V	19
GRANTOR: SEASIDE PPR INC					
GRANTEE: SEDA CONSTRUCTION C					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2014] W18 FOP=[YR=2014] N5 W21 S5 E1 S4 E19 N4 E1\$ W1 S4 W19 N4 W12 S52 E10 FOP=[YR=2014] S4 E10 N4 W2 N2 W6 S2 W2\$ E2 N2 E6 S2 E13 FGR=[YR=2014] S4 E19 N25 W5 FST=[YR=2014] W5 S3 E5 N3\$ S3 W5 S1 W9 S17\$ N17 E9 N4 E10 N31\$.											