LOT 39
IN OR 1961/1302
ISLE DE MAI AT AMELIA PB 7/12

MERKEY JAMES P & ANNE C
540 SPANISH WAY W
FERNANDINA BEACH, FL 32034

2024

00-00-31-087I-0039-0000

BUILDING CHARACTERISTICS

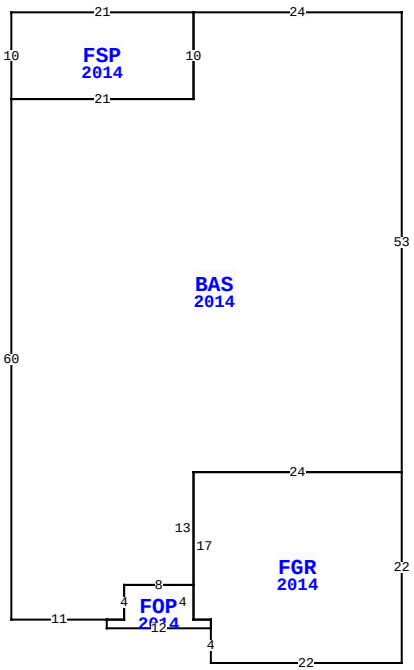
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,500	100	2,500	444,744
FGR	518	55	285	50,701
FOP	44	30	13	2,313
FSP	210	40	84	14,944
TOTALS	3,272		2,882	512,700

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,882	112.8940	186.28	536,859	2014	2014	0	0	0	4.50	95.50

1 SFR CUST - 100% - 2016 Heated Area: 2500 HX Base Yr 2016



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

540 W SPANISH WAY, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		512,700
TOTAL MARKET OB/XF VALUE		7,836
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		670,536
SOH/AGL Deduction		292,376
ASSESSED VALUE		378,160
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		328,160
TOTAL JUST VALUE		670,536
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		637,473

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20150524	SCRN	999	03/11/2015
20141179	NEW CONSTR	0	06/03/2014
20140785	NEW CONSTR	275,063	04/22/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1961/1302	1/21/2015	WD	Q	I	02	360,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: MERKEY JAMES P & 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=2014] W21 S10 E21 N10$ S10 W21 S60 E11 FOP=[YR=2014] S1 E12 FGR=[YR=2014] S4 E22 N22 W24 S17 E2 S1$ N1 W2 N4 W8 S4 W2$ E2 N4 E8 N13 E24 N53$.

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	64.00	SF	7.00	7.00	100	2014	2014	3	95	426	
3	0855	CONC PAVER	0	100	0	0	375.00	SF	10.00	10.00	100	2016	2016	3	96	3,600	

LAND DESCRIPTION

TOTAL OB/XF 7,836

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 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/06/2024 BY SYS