

LOT 40
IN OR 1962/1165
ISLE DE MAI AT AMELIA PB 7/12

KOVALCIK RADOSLAV & KATARZYNA
544 SPANISH WAY W
FERNANDINA BEACH, FL 32034

2024

00-00-31-087I-0040-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
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

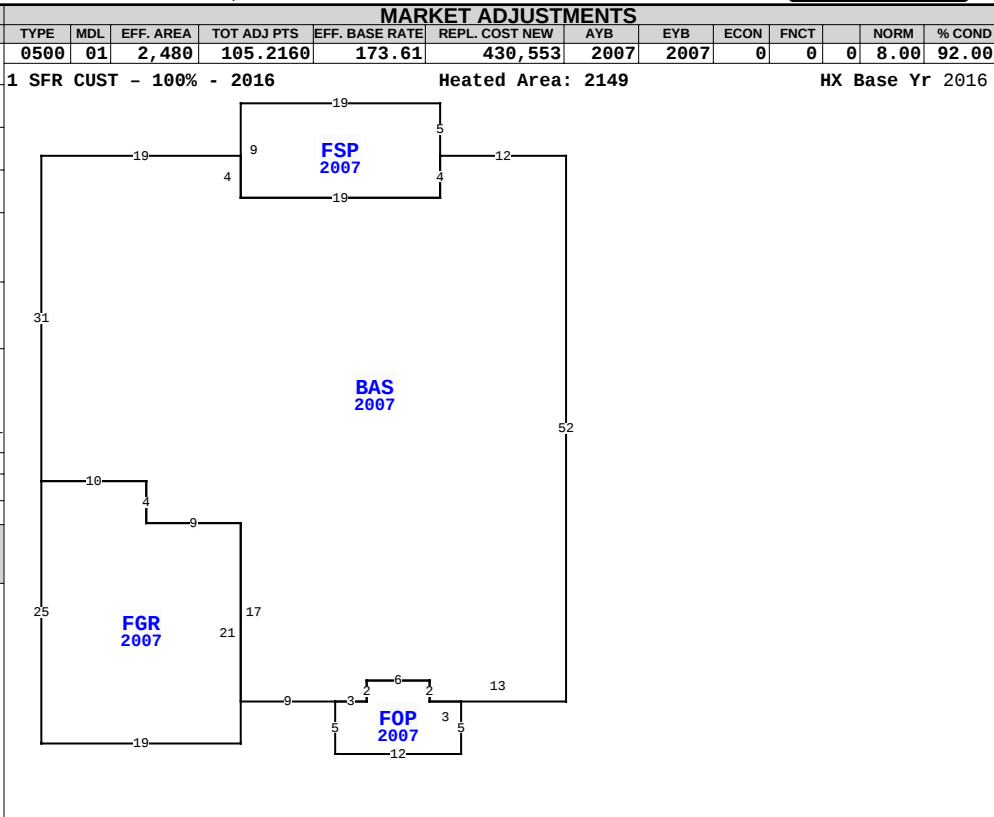
MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1079.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,149	100	2,149	343,241
FGR	439	55	241	38,493
FOP	72	30	22	3,513
FSP	171	40	68	10,861

TOTALS	2,831		2,480	396,109
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	
2	0855	CONC PAVER	0 100	0	0	597.00	SF	10.00	
3	0855	CONC PAVER	0 100	0	0	86.00	SF	10.00	
4	0462	ST/AL FNC	0 100	0	0	494.00	SF	10.00	



544 W SPANISH WAY, FERNANDINA BEACH	BLD DATE 07/05/2007	KK	LGL DATE	03/13/2024	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

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	2007	2007	3	91	1,820	
2	0855	CONC PAVER	0 100	0	0	597.00	SF	10.00	10.00	100	2007	2007	3	88	5,254	
3	0855	CONC PAVER	0 100	0	0	86.00	SF	10.00	10.00	100	2007	2007	3	88	757	
4	0462	ST/AL FNC	0 100	0	0	494.00	SF	10.00	10.00	100	2007	2007	3	48	2,371	

LAND DESCRIPTION										TOTAL OB/XF										10, 202	
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	LA VA				
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	1				
REVIEW DATE		11/15/2019		BY	DJA		Total Acres: 0.00		Total Land Value: 150,000				Market: 0		Agricultural: 0						

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		396,109	
TOTAL MARKET OB/XF VALUE		10,202	
TOTAL LAND VALUE - MARKET		150,000	
TOTAL MARKET VALUE		556,311	
SOH/AGL Deduction		250,688	
ASSESSED VALUE		305,623	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		255,623	
TOTAL JUST VALUE		556,311	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		528,836	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20070250	OTHER	1,640	02/12/2007
20062559	H/AC	5,000	11/16/2006
20062545	ELEC OTHER	2,000	11/14/2006
20062237	NEW CONSTR	250,000	09/26/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1962/1165	2/11/2015	WD	Q	I	01	290,000	
GRANTOR: CLARK JOHN C & MARY E							
GRANTEE: KOVALCIK RADOSLAV &							
1500/0334	5/21/2007	WD	Q	I		345,000	
GRANTOR: SEDA CONSTRUCTION COM							
GRANTEE: CLARK JOHN C & MARY							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2007] W12 FSP=[YR=2007] N5 W19 S9 E19 N4\$ S4 W19 N4 W19 S31 FGR=[YR=2007] S25 E19 N21 W9 N4 W10\$ E10 S4 E9 S17 E9 FOP=[YR=2007] S5 E12 N5 W3 N2 W6 S2 W3\$ E3 N2 E6 S2 E13 N52\$.									