LOT 41
ISLE DE MAI AT AMELIA PB 7/12

BELL WILLIAM R & TONJA L/E/
548 SPANISH WAY W
FERNANDINA BEACH, FL 32034

2024

00-00-31-087I-0041-0000

BUILDING CHARACTERISTICS

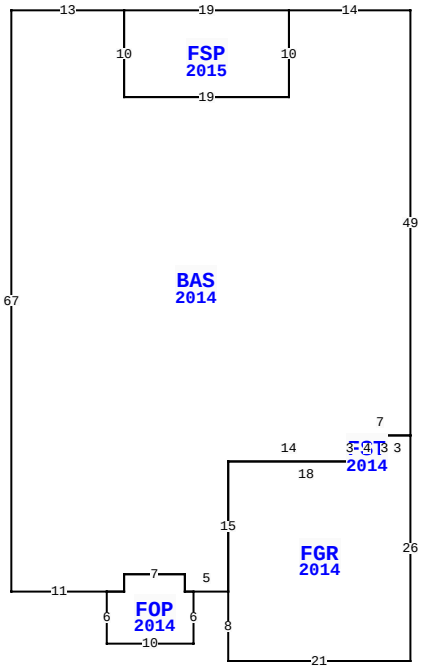
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	2,542	100	2,542	444,665
FGR	492	55	271	47,405
FOP	74	30	22	3,849
FSP	190	40	76	13,295
FST	12	55	7	1,224
TOTALS	3,310		2,918	510,438

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,918	111.0140	183.17	534,490	2014	2014	0	0	0	4.50	95.50

1 SFR CUST – 100% - 2020 Heated Area: 2542 HX Base Yr 2020



548 W SPANISH WAY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		510,438
TOTAL MARKET OB/XF VALUE		8,500
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		668,938
SOH/AGL Deduction		296,098
ASSESSED VALUE		372,840
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		322,840
TOTAL JUST VALUE		668,938
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		635,992

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20151931	SCRNFOP	875	08/20/2015
20131596	NEW CONSTR	271,876	07/08/2013
20131598	ROOF	3,000	07/08/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2619/0528	2/14/2023	LE	U	I	11	100
GRANTOR: BELL WILLIAM R & TONJ						
GRANTEE: BELL WILLIAM R TRUS						
2292/1820	7/22/2019	WD	Q	I	01	460,000
GRANTOR: GARBER VAN L & ANN S						
GRANTEE: BELL WILLIAM R & TO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W14 FSP=[YR=2015] W19 S10 E19 N10$ S10 W19 N10 W13 S67 E11 FOP=[YR=2014] S6 E10 N6 W1 N2 W7 S2 W2$ E2 N2 E7 S2 E5 FGR=[YR=2014] S8 E21 N26 W3 FST=[YR=2014] W4 S3 E4 N3$ S3 W18 S15$ N15 E14 N3 E7 N49$.

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	627.00	SF	7.00	7.00	100	2014	2014	3	95	4,170	
2	0855	CONC PAVER	0	100	0	0	53.00	SF	7.00	7.00	100	2014	2014	3	95	352	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2014	2014	3	96	1,920	
4	0855	CONC PAVER	0	100	0	0	300.00	SF	7.00	7.00	100	2019	2019	3	98	2,058	

LAND DESCRIPTION

TOTAL OB/XF 8,500

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