LOT 44
ISLE DE MAI AT AMELIA PB 7/12

MANGINI MICHAEL LIVING TRUST/MANGINI MICHAEL TRUST
560 W SPANISH WAY
FERNANDINA BEACH, FL 32034

2024

00-00-31-087I-0044-0000

BUILDING CHARACTERISTICS

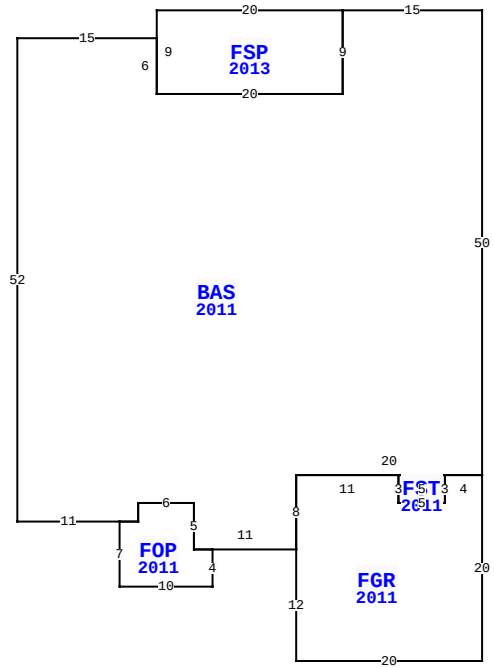
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	2,446	100	2,446	411,173
FGR	385	55	212	35,637
FOP	76	30	23	3,866
FSP	180	40	72	12,103
FST	15	55	8	1,345
TOTALS	3,102		2,761	464,125

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,761	108.3840	178.83	493,750	2011	2011	0	0	0	6.00	94.00

1 SFR CUST – 100% - 2024 Heated Area: 2446 HX Base Yr 2024



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

560 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		464,125
TOTAL MARKET OB/XF VALUE		8,108
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		622,233
SOH/AGL Deduction		332,148
ASSESSED VALUE		290,085
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		240,085
TOTAL JUST VALUE		622,233
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		591,463

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110549	OTHER	1,300	04/13/2011
20102129	H/AC	5,890	12/14/2010
20102129	H/AC	5,890	12/14/2010
20101844	NEW CONSTR	6,525	10/26/2010
20101779	NEW CONSTR	2,100	10/15/2010
20101641	NEW CONSTR	238,019	09/21/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2663/1807	8/22/2023	WD	Q	I	01	775,000
GRANTOR: SMITH MARY JUDITH TRU						
GRANTEE: MANGINI MICHAEL LIV						
2597/0452	10/18/2022	WD	U	I	11	100
GRANTOR: SMITH MARY JUDITH						
GRANTEE: SMITH MARY JUDITH T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W15 FSP=[YR=2013] W20 S9 E20 N9$ S9 W20 N6 W15 S52 E11 FOP=[YR=2011] S7 E10 N4 W2 N5 W6 S2 W2$ E2 N2 E6 S5 E11 FGR=[YR=2011] S12 E20 N20 W4 FST=[YR=2011] W5S3E5 N3$ S3 W5 N3 W11 S8$ N8 E20 N50$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2011	2011	3	94	1,880	
2	0855	CONC PAVER	0	100	0	0	581.00	SF	10.00	10.00	100	2011	2011	3	92	5,345	
3	0855	CONC PAVER	0	100	0	0	96.00	SF	10.00	10.00	100	2011	2011	3	92	883	

LAND DESCRIPTION

TOTAL OB/XF 8,108

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