

LOT 45
IN OR 1518/1523
ISLE DE MAI AT AMELIA PB 7/12

GILSENAN VERNELLIE
564 SPANISH WAY WEST
FERNANDINA BEACH, FL 32034

2024

00-00-31-087I-0045-0000



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		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	2,253	100	2,253	365,400
FGR	460	55	253	41,032
FOP	88	30	26	4,217
FOP	177	30	53	8,596
FST	13	55	7	1,136
TOTALS	2,991		2,592	420,380

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2006
2	0855	CONC PAVER	0 100	29	3	87.00	SF	10.00	10.00	100	2006
3	0855	CONC PAVER	0 100	0	0	612.00	SF	10.00	10.00	100	2006

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

1 SFR CUST - 100% - 2008

Heated Area: 2253

HX Base Yr 2008

564 W SPANISH WAY, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

03/13/2024 MLU

TOTAL OB/XF											
7,881											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		420,380	
TOTAL MARKET OB/XF VALUE		7,881	
TOTAL LAND VALUE - MARKET		150,000	
TOTAL MARKET VALUE		578,261	
SOH/AGL Deduction		281,399	
ASSESSED VALUE		296,862	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		246,862	
TOTAL JUST VALUE		578,261	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		549,522	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20061658	OTHER	1,640	07/12/2006
20061570	H/AC	5,456	07/06/2006
20061140	ELEC OTHER	5,000	05/24/2006
20061015	OTHER	6,608	05/12/2006
20060922	DEMOLITION	0	04/28/2006
20060685	CO ISSUED	250,000	10/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1518/1523	8/13/2007	WD	Q	I	
GRANTOR: SEDA CONSTRUCTION COM					SALE PRICE
GRANTEE: GILSENAN VERNELLIE					
1298/0553	2/28/2005	WD	U	V	19
GRANTOR: SEASIDE PPR INC					329,000
GRANTEE: SEDA CONSTRUCTION C					

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=2006] W27 FST=[YR=2006] W3 FOP=[YR=2006] W15 S13 E9 R6 U6 N7\$ S4 R1 D1 R2 U2 N3\$ S3 D2 L2 U1 L1 S3 D6 L6 W9 S41 E9 FOP=[YR=2006] S7 E14 FGR=[YR=2006] S14 E22 N21 W20 L2 D2 S5\$ N5 W5 N2 W9\$ E9 S2 E5 U2 R2 E20 N54\$.											