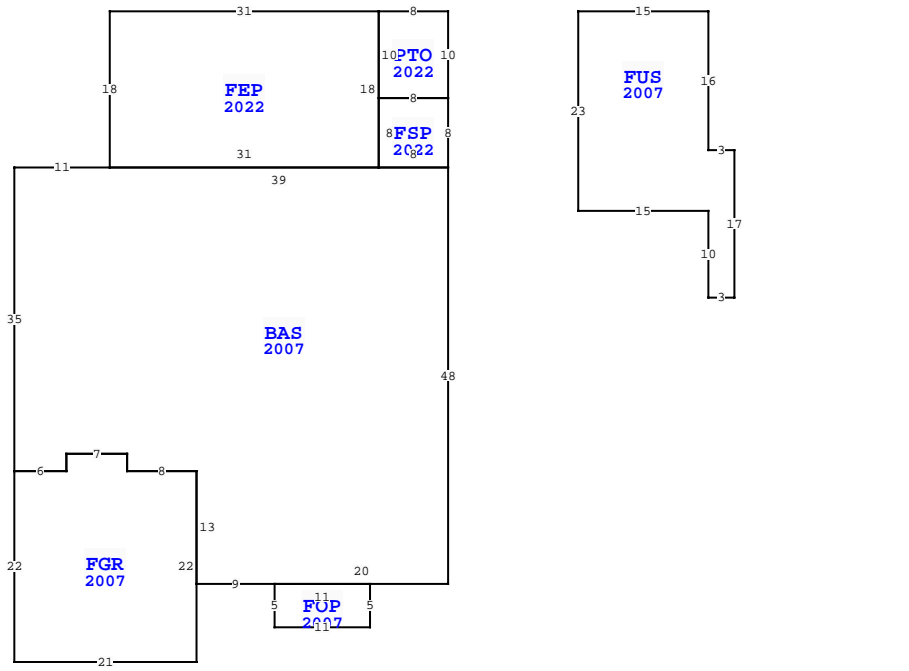


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 80
Interior Floo	11 CLAY TILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 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	2,113 100 2,113 329,326
FEP	558 80 446 69,512
FGR	476 55 262 40,834
FOP	55 30 16 2,494
FSP	64 40 26 4,053
FUS	396 100 396 61,719
PTO	80 5 4 624
TOTALS	3,742 3,263 508,562

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0500	01	3,263	102.6720	169.41	552,785	2007	2007	0	0	0	8.00	92.00	
1 SFR CUST - 0% - 2024 Heated Area: 2509 HX Base Yr													



NASSAU COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		
VALUATION BY	Tax Group: 2	STANDARD
BUILDING MARKET VALUE	Tax Dist:	
TOTAL MARKET OB/XF VALUE		508,562
TOTAL LAND VALUE - MARKET		7,663
TOTAL MARKET VALUE		150,000
SOH/AGL Deduction		666,225
ASSESSED VALUE		0
TOTAL EXEMPTION VALUE		666,225
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		666,225
NCON VALUE		0
INCOME VALUE		0
PREVIOUS YEAR MKT VALUE		633,511

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211647	ADDITION	0	12/01/2021
20070248	OTHER	1,640	02/12/2007
20062069	H/AC	6,427	09/09/2006
20061872	ELEC OTHER	2,000	08/07/2006
20061788	DEMOLITION	0	07/26/2006
20061789	NEW CONSTR	250,000	07/26/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / V / I	RSN CD	SALE PRICE	
2695/1054	2/22/2024	WD Q	I	01	810,000	
GRANTOR: CASTO L JACK JR & LIN						
GRANTEE: MANN PAUL E & DIANE						
2629/1970	3/09/2023	LE U	I	11	100	
GRANTOR: CASTO LAWRENCE JACK H						
GRANTEE: CASTO FAMILY TRUST						

EXTRA FEATURES																
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	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	91	1,820	
2	0855	CONC PAVER	0	0	0	564.00	SF	10.00	10.00	100	2007	2007	3	88	4,963	
3	0855	CONC PAVER	0	0	25	4	100.00	SF	10.00	100	2007	2007	3	88	880	

BLD DATE		07/05/2007	KK	LGL DATE	03/13/2024	MLU
XF DATE				LAND DATE		
INC DATE				AG DATE		

BUILDING NOTES	
610 E SPANISH WAY, FERNANDINA BEACH	

BUILDING DIMENSIONS	
PTO=[YR=2022] W8 FEP=[YR=2022] W31 S18 BAS=[YR=2007] W11 S35 FGR=[YR=2007] S22 E21 N22 W8 N2 W7 S2 W6\$ E6 N2 E7 S2 E8 S13 E9 FOP=[YR=2007] S5 E11 N5W11\$ E20 N48 FSP=[YR=2022] N8W8S8 E8\$ W39\$ E31 N18\$ S10 E8 N10\$ PTR=E15 FUS=[YR=2007] E15 S16 E3 S17 W3 N10 W15 N23\$W15\$.	

LAND DESCRIPTION		TOTAL OB/XF														7,663								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	DPH 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	0	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	150,000							