LOT 49
ISLE DE MAI AT AMELIA PB 7/12

VIOLA JAMES A
616 SPANISH WAY
FERNANDINA BEACH, FL 32034

2024

00-00-31-087I-0049-0000

BUILDING CHARACTERISTICS

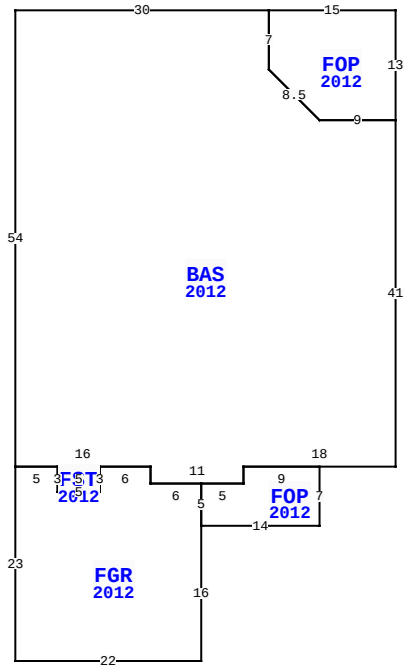
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	2,275	100	2,275	398,781
FGR	479	55	263	46,101
FOP	88	30	26	4,558
FOP	177	30	53	9,290
FST	15	55	8	1,402
TOTALS	3,034		2,625	460,131

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,625	112.4160	185.49	486,911	2012	2012	0	0	0	5.50	94.50

1 SFR CUST – 100% - 2024 Heated Area: 2275 HX Base Yr 2024



616 E 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		460,131
TOTAL MARKET OB/XF VALUE		8,475
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		618,606
SOH/AGL Deduction		0
ASSESSED VALUE		618,606
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		563,606
TOTAL JUST VALUE		618,606
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		587,989

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121050	H/C	4,850	06/08/2012
20120811	NEW CONSTR	2,000	05/10/2012
20120788	NEW CONSTR	2,100	05/08/2012
20120597	NEW CONSTR	234,927	04/10/2012
20120598	REPAIR/RRF	3,000	04/10/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2662/1757	8/18/2023	WD	Q	I	01	762,500
GRANTOR: LIBBY DAVID L & MARY						
GRANTEE: VIOLA JAMES A						
1819/0843	10/02/2012	WD	Q	I	02	336,400
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: LIBBY DAVID L & MAR						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2012] W15 BAS=[YR=2012] W30 S54 FGR=[YR=2012] S23 E22 N16 FOP=[YR=2012] E14 N7 W9 S2 W5 S5$ N5 W6 N2 W6 FST=[YR=2012] W5 S3 E5 N3$S3 W5 N3 W5$ E16 S2 E11 N2 E18 N41 W9 U6 L6 N7$ S7 D6 R6 E9 N13 $.

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	2012	2012	3	95	1,900	
2	0855	CONC PAVER	0	100	0	0	587.00	SF	10.00	10.00	100	2012	2012	3	93	5,459	
3	0855	CONC PAVER	0	100	0	0	120.00	SF	10.00	10.00	100	2012	2012	3	93	1,116	

LAND DESCRIPTION

TOTAL OB/XF 8,475

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