

LOT 51
IN OR 2541/5
ISLE DE MAI AT AMELIA PB 7/12

LEONARD CLARA A
628 SPANISH WAY E
FERNANDINA BEACH, FL 32034

2024

00-00-31-087I-0051-0000



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 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	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	

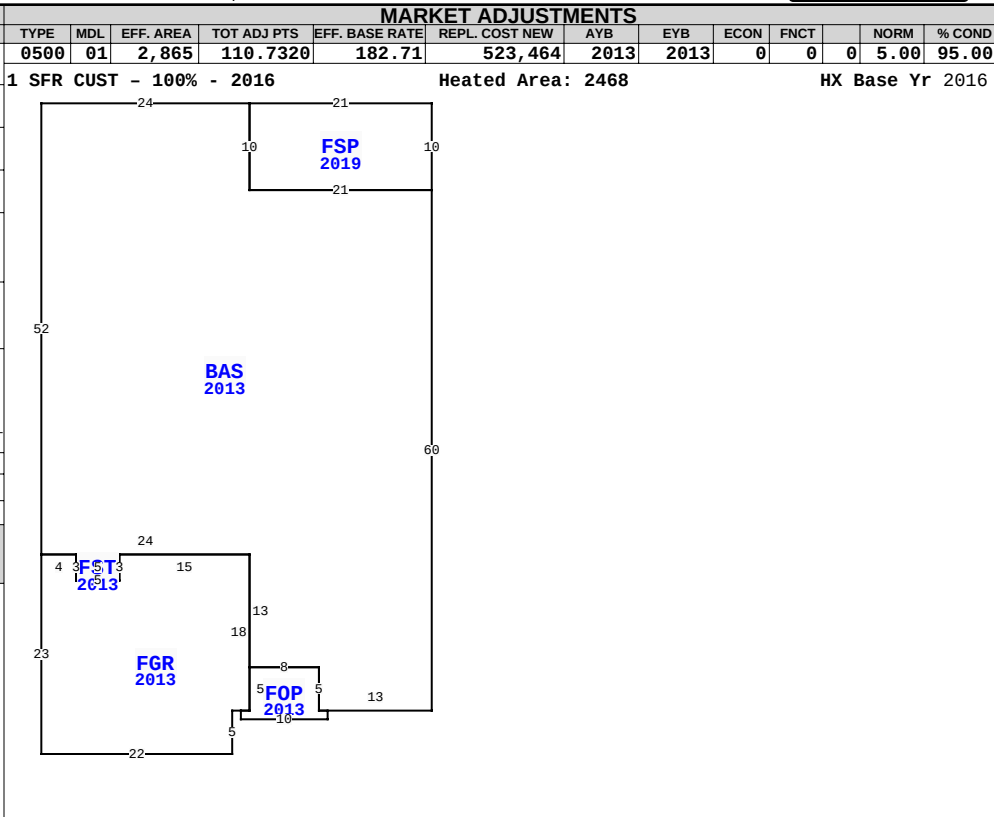
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,468	100	2,468	428,382
FGR	527	55	290	50,337
FOP	50	30	15	2,604
FSP	210	40	84	14,581
FST	15	55	8	1,389

TOTALS	3,270		2,865	497,291
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0 100	0	0	629.00	SF	7.00	7.00
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0003	R-1	0.00	0.00	1.00

REVIEW DATE	11/15/2019	BY	DJA
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628 E SPANISH WAY, FERNANDINA BEACH	03/13/2024	MLU
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628 E SPANISH WAY, FERNANDINA BEACH					INC DATE					AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
629.00	SF	7.00	7.00	100	2013	2013	3	94	4,139		
1.00	UT	3,500.00	3,500.00	100	2013	2013	3	96	3,360		

TOTAL OB/XF										7,499		
R	LOC	FRONT	DEPTH	TOT	UNIT	D	DP	%	TOT	UNIT	ADJ	LA
D	ZONE			LND	TYPE	T	TH	COND	ADJ	PRICE	UNIT	VA
03	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	1

Total Acres: 0.00	Total Land Value: 150,000	Market: 0	Agricultural: 0	Common: 150,000
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NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
STANDARD									
VALUATION BY									
Tax Group: 2									
Tax Dist:									
BUILDING MARKET VALUE									
497,291									
TOTAL MARKET OB/XF VALUE									
7,499									
TOTAL LAND VALUE - MARKET									
150,000									
TOTAL MARKET VALUE									
654,790									
SOH/AGL Deduction									
280,763									
ASSESSED VALUE									
374,027									
TOTAL EXEMPTION VALUE									
50,000									
BASE TAXABLE VALUE									
324,027									
TOTAL JUST VALUE									
654,790									
NCON VALUE									
0									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									
622,443									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20131268	NEW CONSTR	4,500	06/05/2013
20131004	NEW CONSTR	264,189	05/07/2013
20131004	ROOF	3,000	05/07/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2541/0005	12/30/2021	TD	U	I	11	100
GRANTOR: MULDER LEE B REVOCABL						
GRANTEE: LEONARD CLARA ANN						
2006/1699	10/01/2015	QC	U	I	11	132,500
GRANTOR: MULDER LEE B REVOCABL						
GRANTEE: LEONARD CLARA A						

BUILDING NOTES									
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BUILDING DIMENSIONS									
FSP=[YR=2019] W21 BAS=[YR=2013] W24 S52 FGR=[YR=2013] S23 E22 N5 E1 FOP=[YR=2013] S1 E10 N1 W1 N5 W8 S5 W1\$ E1 N18 W15 FST=[YR=2013] W5 S3 E5 N3\$ S3 W5 N3 W4\$ E24 S13 E8 S5 E13 N60 W21 N10\$ S10 E21 N10\$.									