

LOT 52
IN OR 1749/1394
ISLE DE MAI AT AMELIA PB 7/12

COLSON WILLIAM H & CARRIE A
634 SPANISH WAY EAST
FERNANDINA BEACH, FL 32034

2024

00-00-31-087I-0052-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
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	3 100
Frame	02 WOOD FRAME 100
Stories	1.5 1.5 100
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	2,114	100	2,114	347,972
FGR	460	55	253	41,645
FOP	55	30	16	2,634
FSP	288	40	115	18,930
FST	15	55	8	1,317
FUS	372	100	372	61,233

TOTALS	3,304		2,878	473,729
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	
2	0855	CONC PAVER	0	100	0	0	544.00	SF	10.00	10.00	
3	0855	CONC PAVER	0	100	0	0	94.00	SF	10.00	10.00	
4	0855	CONC PAVER	0	100	0	0	394.00	SF	10.00	10.00	
5	0462	ST/AL FNC	0	100	0	0	552.00	SF	10.00	10.00	

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

REVIEW DATE	11/15/2019	BY	DJA
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TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,878	106.1260	175.11	503,967	2011	2011	0	0	6.00	94.00
1 SFR CUST - 100% - 2012 Heated Area: 2486 HX Base Yr 2012											
634 E SPANISH WAY, FERNANDINA BEACH											

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

TOTAL OB/XF												15,168	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES	TOT ADJ	UNIT PRICE
1	000100	C	SFR	100	0003	R-1	0.00	0.00	1.00	LT		1.00	150,000.00

Market:	0	Agricultural:	0	Common:	150,000
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NASSAU COUNTY PROPERTY				PAGE 1 of 1		2
VALUATION SUMMARY				STANDARD		
VALUATION BY		Tax Group: 2		Tax Dist:		
BUILDING MARKET VALUE		TOTAL MARKET OB/XF VALUE		473,729		
TOTAL LAND VALUE - MARKET		TOTAL MARKET VALUE		150,000		
SOH/AGL Deduction		ASSESSED VALUE		308,639		
TOTAL EXEMPTION VALUE		HX HB VX VP		220,155		
BASE TAXABLE VALUE		TOTAL JUST VALUE		110,103		
NCON VALUE		INCOME VALUE		0		
PREVIOUS YEAR MKT VALUE				607,879		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111132	REPAIR/RRF	2,280	07/12/2011
20110173	OTHER	2,000	02/07/2011
20101672	H/AC	3,375	09/24/2010
20101398	NEW CONSTR	2,000	08/23/2010
20101394	NEW CONSTR	8,052	08/20/2010
20100518	NEW CONSTR	243,112	03/30/2010

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1749/1394	7/22/2011	WD	Q	I	01
GRANTOR: SEDA CONSTRUCTION COM					SALE PRICE
GRANTEE: COLSON WILLIAM H &					350,000
1298/0559	2/28/2005	WD	U	V	19
GRANTOR: SEASIDE PPR INC					395,500
GRANTEE: SEDA CONSTRUCTION C					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2011] W7 FSP=[YR=2012] N9W32S9E32S W43 S35 FGR=[YR=2011] S22 E21 N21 W1 N1 W7 FST=[YR=2011] N2 W5 S3 E5 N1S S1 W5 N3 W2 S2 W6S E6 N2 E7 S2 E7 S1 E1 S12 E9 FOP=[YR=2011] S5 E11 N5 W11S E20 N48S PTR=E15 FUS=[YR=2011] E15 S17 E3 S4 W3 S3 W15 N24S W15S.											