LOT 54
IN OR 2110/1398
ISLE DE MAI AT AMELIA PB 7/12

LAJOUX BERNARD J/LAJOUX ALEXANDREA REED
646 SPANISH WAY E
FERNANDINA BEACH, FL 32034

2024

00-00-31-087I-0054-0000

BUILDING CHARACTERISTICS

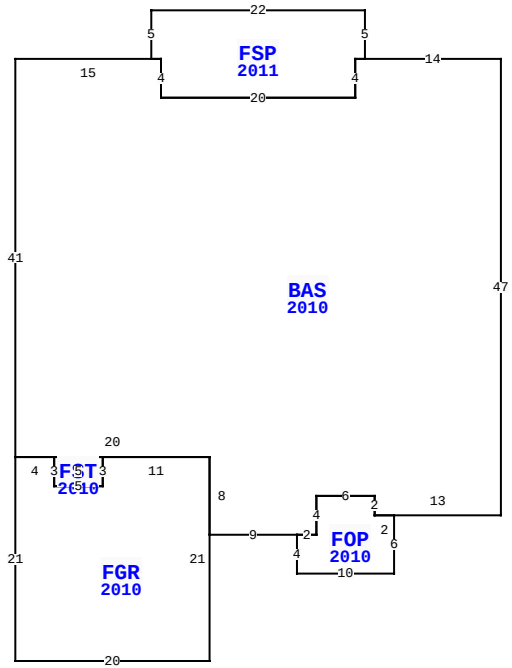
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	2,160	100	2,160	371,404
FGR	405	55	223	38,344
FOP	68	30	20	3,439
FSP	190	40	76	13,068
FST	15	55	8	1,375
TOTALS	2,838		2,487	427,631

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,487	111.4560	183.90	457,359	2010	2010	0	0	0	6.50	93.50

1 SFR CUST – 0% - 0 Heated Area: 2160 HX Base Yr



646 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	427,631
TOTAL MARKET OB/XF VALUE	14,853
TOTAL LAND VALUE - MARKET	150,000
TOTAL MARKET VALUE	592,484
SOH/AGL Deduction	107,031
ASSESSED VALUE	485,453
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	485,453
TOTAL JUST VALUE	592,484
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	563,566

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110801	XFOB	1,500	05/24/2011
20101199	OTHER	1,000	07/22/2010
20100552	H/AC	5,970	04/05/2010
20100547	H/AC	5,970	04/01/2010
20100374	OTHER	6,280	03/02/2010
20100280	ELEC OTHER	2,100	02/11/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2110/1398	3/31/2017	WD	Q	I	02	364,900
GRANTOR: AGNELNERI BARBARA PAR						
GRANTEE: LAJOUX BERNARD J &						
1879/0259	9/13/2013	WD	Q	I	02	336,000
GRANTOR: PFOH JOACHIM WERNER &						
GRANTEE: AGNELNERI BARBARA P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W14 FSP=[YR=2011] N5 W22 S5 E1 S4 E20 N4 E1$ W1 S4 W20 N4 W15 S41 FGR=[YR=2010] S21 E20 N21 W11
FST=[YR=2010] W5 S3 E5 N3$ S3 W5 N3 W4$ E20 S8 E9
FOP=[YR=2010] S4 E10 N6 W2 N2 W6 S4 W2$ E2 N4 E6 S2 E13 N47$.

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	0855	CONC PAVER	0	0	0	0	557.00	SF	10.00	10.00	100	2010	2010	3	91	5,069	
2	0855	CONC PAVER	0	0	0	0	119.00	SF	10.00	10.00	100	2010	2010	3	91	1,083	
3	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2010	2010	3	94	1,880	
4	0462	ST/AL FNC	0	0	146	4	584.00	SF	10.00	10.00	100	2012	2012	3	68	3,971	
5	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2012	2012	3	83	498	
6	0855	CONC PAVER	0	0	0	0	350.00	SF	7.00	7.00	100	2016	2016	3	96	2,352	

LAND DESCRIPTION

TOTAL OB/XF 14,853

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	0		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