LOT 56
ISLE DE MAI AT AMELIA PB 7/12

SEVONTY-VALENTE KIMBERLY/VALENTE JAMES ROBERT
658 SPANISH WAY EAST
FERNANDINA BEACH, FL 32034

2024

00-00-31-087I-0056-0000

BUILDING CHARACTERISTICS

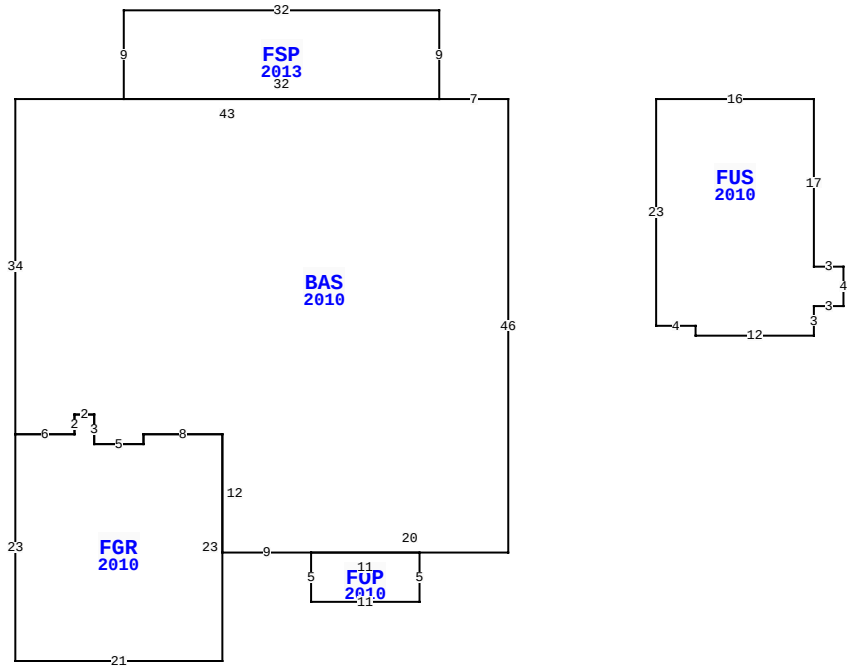
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,049	100	2,049	355,365
FGR	482	55	265	45,960
FOP	55	30	16	2,775
FSP	288	40	115	19,944
FUS	392	100	392	67,986
TOTALS	3,266		2,837	492,030

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,837	112.4160	185.49	526,235	2010	2010	0	0	0	6.50	93.50

1 SFR CUST – 0% - 2024 Heated Area: 2441 HX Base Yr



658 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	492,030
TOTAL MARKET OB/XF VALUE	21,658
TOTAL LAND VALUE - MARKET	150,000
TOTAL MARKET VALUE	663,688
SOH/AGL Deduction	0
ASSESSED VALUE	663,688
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	663,688
TOTAL JUST VALUE	663,688
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	631,788

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101198	OTHER	1,000	07/22/2010
20100604	H/AC	6,750	04/14/2010
20100437	OTHER	8,052	03/15/2010
20100417	ELEC OTHER	2,000	03/10/2010
20100228	REPAIR/RRF	3,000	02/08/2010
20100225	NEW CONSTR	245,594	02/05/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2720/1557	6/24/2024	WD	Q	I	01	710,000
GRANTOR: GLASS JERRY ALEXANDER						
GRANTEE: SEVONTY-VALENTE KIM						
2690/440	1/19/2024	FJ	U	I	11	0
GRANTOR: GLASS DOROTHY JANET E						
GRANTEE: GLASS JERRY ALEXAND						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W7 FSP=[YR=2013] N9 W32 S9 E32$ W43 S34 FGR=[YR=2010] S23 E21 N23 W8 S1 W5 N3 W2 S2 W6$ E6 N2 E2 S3 E5 N1 E8 S12 E9 FOP=[YR=2010] S5 E11 N5 W11$ E20 N46$ PTR=E15 FUS=[YR=2010] E16 S17 E3 S4 W3 S3 W12 N1 W4 N23$ W15 $.

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	560.00	SF	10.00	10.00	100	2010	2010	3	91	5,096	
2	0855	CONC PAVER	0	0	0	0	103.00	SF	10.00	10.00	100	2010	2010	3	91	937	
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	0855	CONC PAVER	0	0	96	3	288.00	SF	10.00	10.00	100	2011	2011	3	92	2,650	
5	0855	CONC PAVER	0	0	0	0	1,206.00	SF	10.00	10.00	100	2011	2011	3	92	11,095	

LAND DESCRIPTION

TOTAL OB/XF 21,658

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	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