



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	14	CARPET 70
Interior Floo	11	CLAY TILE 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.	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	2,149	100	2,149	345,426
FGR	439	55	241	38,737
FOP	72	30	22	3,536
FSP	181	40	72	11,573

TOTALS	2,841		2,484	399,273
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
2	0855	CONC PAVER	0	100	0	0	558.00	SF	10.00
3	0855	CONC PAVER	0	100	0	0	85.00	SF	10.00

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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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,484	106.4640	175.67	436,364	2006	2006	0	0	8.50	91.50
1 SFR CUST - 100% - 2019 Heated Area: 2149 HX Base Yr 2019											
670 E SPANISH WAY, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
03/13/2024 MLU											

TOTAL OB/XF											
7,395											

TOTAL OB/XF											
7,395											

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	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		399,273	
TOTAL MARKET OB/XF VALUE		7,395	
TOTAL LAND VALUE - MARKET		150,000	
TOTAL MARKET VALUE		556,668	
SOH/AGL Deduction		200,905	
ASSESSED VALUE		355,763	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		305,763	
TOTAL JUST VALUE		556,668	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		528,846	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20061653	OTHER	1,640	07/12/2006
20060540	H/AC	4,260	03/15/2006
20060542	ELEC OTHER	5,000	03/15/2006
20060251	OTHER	4,616	02/01/2006
20060082	NEW CONSTR	200,000	01/11/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2203/0288	6/11/2018	WD	Q	I	01
SALE PRICE					
334,700					
GRANTOR: BEAL RAYMOND E II					
GRANTEE: YATES MARK A & KELL					
1458/1746	11/14/2006	WD	Q	I	
SALE PRICE					
399,400					
GRANTOR: SEDA CONSTRUCTION COM					
GRANTEE: BEAL RAYMOND E II					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2006] W11 FSP=[YR=2007] N5 W21 S5 E1 S4 E19 N4 E1\$ W1 S4 W19 N4 W19 S31 FGR=[YR=2006] S25 E19 N21 W9 N4 W10\$ E10 S4 E9 S17 E10 FOP=[YR=2006] S5 E12 N5 W3 N2 W6 S2 W3\$ E3 N2 E6 S2 E12 N52\$.									