LOT 62
IN OR 2154/354
ISLE DE MAI AT AMELIA PB 7/12

CONOVER GARY L & LORRAINE K
677 SPANISH WAY EAST
FERNANDINA BEACH, FL 32034

2024

00-00-31-087I-0062-0000

BUILDING CHARACTERISTICS

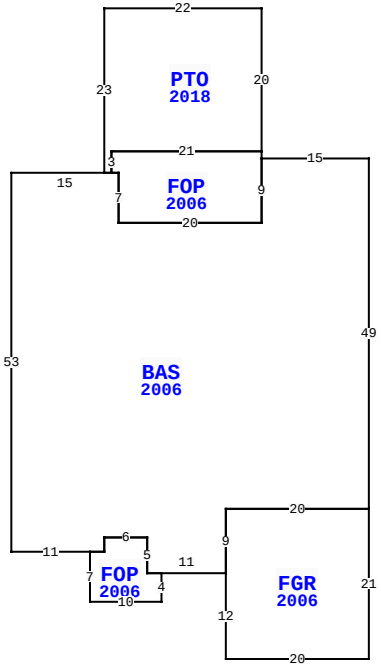
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,441	100	2,441	417,824
FGR	420	55	231	39,540
FOP	76	30	23	3,937
FOP	203	30	61	10,441
PTO	443	5	22	3,766
TOTALS	3,583		2,778	475,507

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,778	113.3760	187.07	519,680	2006	2006	0	0	0	8.50	91.50

1 SFR CUST – 100% - 2018 Heated Area: 2441 HX Base Yr 2018



677 E SPANISH WAY, FERNANDINA BEACH

BLD DATE	12/27/2006 KK	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		475,507
TOTAL MARKET OB/XF VALUE		20,986
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		646,493
SOH/AGL Deduction		369,029
ASSESSED VALUE		277,464
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		227,464
TOTAL JUST VALUE		646,493
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		615,869

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20174081	SCRNROOM	15,000	12/29/2017
20061967	H/AC	5,676	08/23/2006
20061747	ELEC OTHER	2,000	07/24/2006
20061710	OTHER	5,424	07/19/2006
20061710	OTHER	5,424	07/19/2006
20061546	DEMOLITION	0	07/03/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2154/0354	10/27/2017	WD	Q	I	02	425,000
GRANTOR: LOTT ANDREW H & AUDRE						
GRANTEE: CONOVER GARY L & LO						
1486/0020	3/19/2007	WD	Q	I		400,300
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: LOTT ANDREW H & AUD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W15FOP=[YR=2006] N1 PTO=[YR=2018] N20 W22 S23 E1 N3 E21$ W21S3E1 S7E20N9$S9W20N7W15S53E11 FOP=[YR=2006] S7E10N4W2N5W6S2W2$E2N2 E6S5E11 FGR=[YR=2006] S12E20N21W20S9 $N9E20 N49$.

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	100	0	0	502.00	SF	10.00	10.00	100	2006	2006	3	87	4,367	
2	0855	CONC PAVER	0	100	0	0	124.00	SF	10.00	10.00	100	2006	2006	3	87	1,079	
3	0911	SCRN RM A	0	100	20	22	440.00	SF	17.50	17.50	100	2018	2018	3	82	6,314	
4	0855	CONC PAVER	0	100	0	0	98.00	SF	7.00	7.00	100	2018	2018	3	97	665	
5	0462	ST/AL FNC	0	100	0	0	984.00	SF	10.00	10.00	100	2018	2018	3	87	8,561	

LAND DESCRIPTION

TOTAL OB/XF 20,986

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	100	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