LOT 63
IN OR 1963/1669
ISLE DE MAI AT AMELIA PB 7/12

PITTS JOHN L IV & PATRICIA LOU
671 SPANISH WAY E
FERNANDINA BEACH, FL 32034

2024

00-00-31-087I-0063-0000

BUILDING CHARACTERISTICS

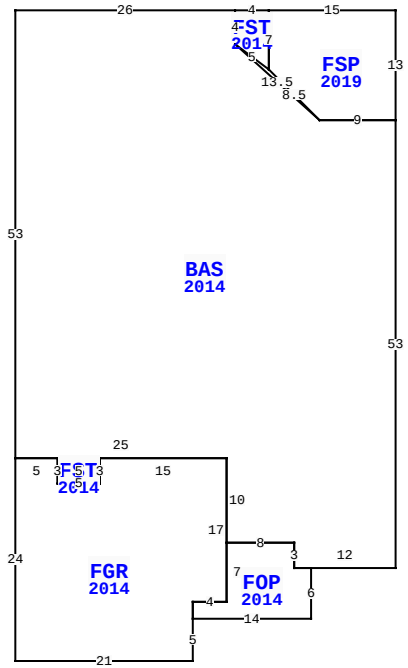
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,419	100	2,419	433,267
FGR	557	55	306	54,807
FOP	92	30	28	5,015
FSP	177	40	71	12,717
FST	15	55	8	1,433
FST	22	55	12	2,150
TOTALS	3,282		2,844	509,389

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,844	113.6640	187.55	533,392	2014	2014	0	0	0	4.50	95.50

1 SFR CUST – 100% - 2018 Heated Area: 2419 HX Base Yr 2018



671 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		509,389
TOTAL MARKET OB/XF VALUE		7,966
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		667,355
SOH/AGL Deduction		255,845
ASSESSED VALUE		411,510
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		361,510
TOTAL JUST VALUE		667,355
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		634,441

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20132830	NEW CONSTR	275,063	12/17/2013
20132832	ROOF	3,000	12/17/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1963/1669	2/11/2015	WD	Q	I	01	350,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: PITTS JOHN L IV & P						
1480/0598	2/22/2007	WD	U	V	19	1,299,500
GRANTOR: SEASIDE PPR INC						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2014	2014	3	96	1,920	
2	0855	CONC PAVER	0	100	0	0	720.00	SF	7.00	7.00	100	2014	2014	3	95	4,788	
3	0855	CONC PAVER	0	100	0	0	68.00	SF	7.00	7.00	100	2014	2014	3	95	452	
4	0855	CONC PAVER	0	100	0	0	120.00	SF	7.00	7.00	100	2016	2016	3	96	806	

BUILDING DIMENSIONS

FSP=[YR=2019] W15 FST=[YR=2014] W4 BAS=[YR=2014] W26 S53 FGR=[YR=2014] S24 E21 N5 FOP=[YR=2014] E14 N6 W2 N3 W8 S7 W4 S2$ N2 E4 N17 W15 FST=[YR=2014] W5 S3 E5 N3$ S3 W5 N3 W5$ E25 S10 E8 S3 E12 N53 W9 U9 L10 N4$ S4 D3 R4 N7$ S7 D6 R6 E9 N13$.

LAND DESCRIPTION

TOTAL OB/XF 7,966

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