LOT 66
ISLE DE MAI AT AMELIA PB 7/12

POLK RICHARD A &/HERMAN EILEEN H
653 SPANISH WAY E
FERNANDINA BEACH, FL 32034

2024

00-00-31-087I-0066-0000

NASSAU COUNTY PROPERTY

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

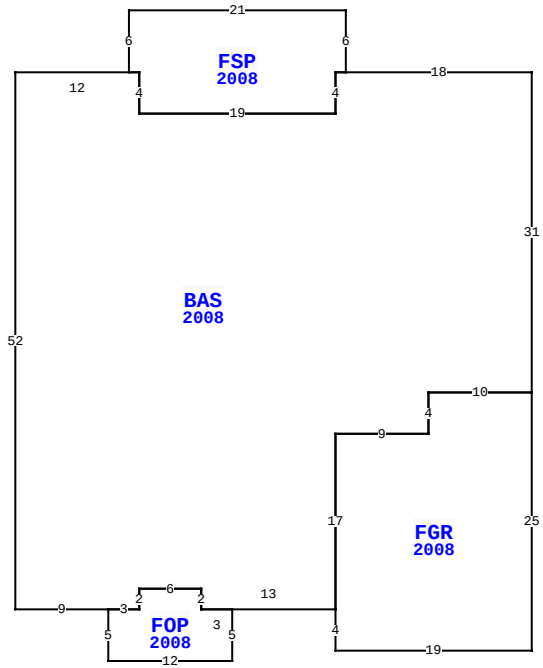
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1079.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,149	100	2,149	349,201
FGR	439	55	241	39,161
FOP	72	30	22	3,575
FSP	202	40	81	13,162
TOTALS	2,862		2,493	405,099

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,493	106.4640	175.67	437,945	2008	2008	0	0	0	7.50	92.50

1 SFR CUST – 100% - 2022 Heated Area: 2149 HX Base Yr 2022



BLD DATE	12/11/2008 RK	LGL DATE	
XF DATE		LAND DATE	03/13/2024 MLU
INC DATE		AG DATE	

653 E SPANISH WAY, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		405,099
TOTAL MARKET OB/XF VALUE		10,155
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		565,254
SOH/AGL Deduction		44,872
ASSESSED VALUE		520,382
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		470,382
TOTAL JUST VALUE		565,254
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		537,419

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090041	XFOB	3,593	01/13/2009
20081424	OTHER	1,480	09/12/2008
20081355	H/AC	5,570	09/04/2008
20080821	OTHER	6,165	08/04/2008
20080737	ELEC OTHER	2,000	05/02/2008
20080710	NEW CONSTR	250,000	04/29/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2259/1619	3/07/2019	WD	U	I	11	100
GRANTOR: WILDWOOD DUNES LLC						
GRANTEE: POLK RICHARD A & EI						
1610/0232	3/06/2009	WD	U	I	30	300,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: WILDWOOD DUNES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W18 FSP=[YR=2008] N6 W21 S6 E1 S4 E19 N4 E1$ W1 S4 W19 N4 W12 S52 E9 FOP=[YR=2008] S5 E12 N5 W3 N2 W6 S2 W3$ E3 N2 E6 S2 E13 FGR=[YR=2008] S4 E19 N25 W10 S4 W9 S17$ N17 E9 N4 E10 N31$.

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	21	3	63.00	SF	10.00	10.00	100	2008	2008	3	89	561	
2	0855	CONC PAVER	0	100	0	0	586.00	SF	10.00	10.00	100	2008	2008	3	89	5,215	
3	0462	ST/AL FNC	0	100	171	0	684.00	SF	10.00	10.00	100	2008	2008	3	52	3,557	
4	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2008	2008	3	74	444	
5	0855	CONC PAVER	0	100	0	0	42.00	SF	10.00	10.00	100	2009	2009	3	90	378	

LAND DESCRIPTION

TOTAL OB/XF 10,155

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