

LOT 67
IN OR 2041/1331
ISLE DE MAI AT AMELIA PB 7/12

COLLINS JOHN DENNIS/KEMPF JANICE MARIE
647 SPANISH WAY EAST
FERNANDINA BEACH, FL 32034

2024

00-00-31-087I-0067-0000



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	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

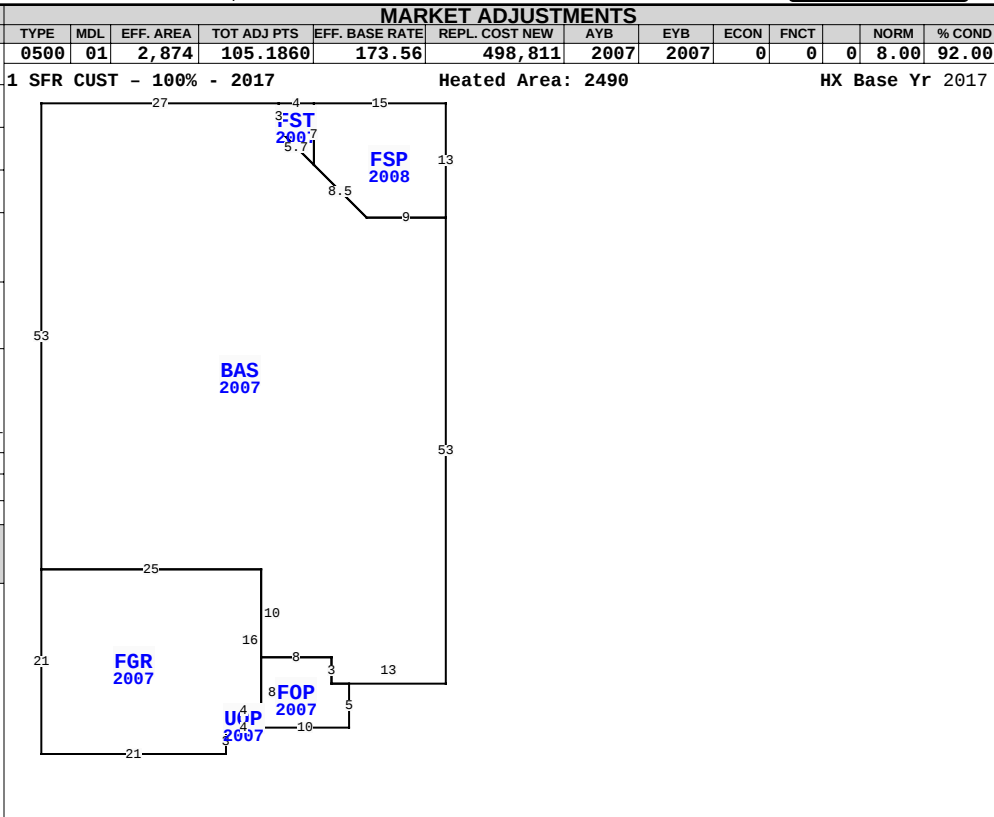
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1079.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,490	100	2,490	397,591
FGR	505	55	278	44,390
FOP	74	30	22	3,513
FSP	177	40	71	11,337
FST	20	55	11	1,756
UOP	8	20	2	319

TOTALS	3,274		2,874	458,906
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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	628.00	SF	10.00
3	0855	CONC PAVER	0	100	16	3	48.00	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



647 E SPANISH WAY, FERNANDINA BEACH	BLD DATE	LGL DATE	03/13/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	2007	2007	3	91	1,820	
100	2007	2007	3	88	5,526	
100	2007	2007	3	88	422	

TOTAL OB/XF									
7,768									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1 2									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					458,906				
TOTAL MARKET OB/XF VALUE					7,768				
TOTAL LAND VALUE - MARKET					150,000				
TOTAL MARKET VALUE					616,674				
SOH/AGL Deduction					269,011				
ASSESSED VALUE					347,663				
TOTAL EXEMPTION VALUE					HX HB DX 55,000				
BASE TAXABLE VALUE					292,663				
TOTAL JUST VALUE					616,674				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					586,181				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20071857	OTHER	1,640	10/03/2007
20071333	H/AC	6,846	07/18/2007
20070858	OTHER	5,725	05/16/2007
20070784	ELEC OTHER	2,000	05/07/2007
20070481	NEW CONSTR	250,000	03/22/2007

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2041/1331	4/18/2016	TD	Q	I	01	375,300	
GRANTOR: DUNNEGAN JANET L ET A							
GRANTEE: COLLINS JOHN DENNIS							
1568/0598	5/27/2008	WD	Q	I		333,500	
GRANTOR: SEDA CONSTRUCTION COM							
GRANTEE: DUNNEGAN JANET L TR							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FSP=[YR=2008] W15 FST=[YR=2007] W4 BAS=[YR=2007] W27 S53 FGR=[YR=2007] S21 E21 N3 UOP=[YR=2007] E4 FOP=[YR=2007] E10 N5 W2 N3 W8 S8\$ N2 W4 S2\$ N2 E4 N16 W25\$ E25 S10 E8 S3 E13 N53 W9 L6 U6 L4 U4 N3\$ S3 D4 R4 N7\$ S7 D6 R6 E9 N13\$									