LOT 68
ISLE DE MAI AT AMELIA PB 7/12

JAMES DEBORAH
641 SPANISH WAY E
FERNANDINA BEACH, FL 32034

2024

00-00-31-087I-0068-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

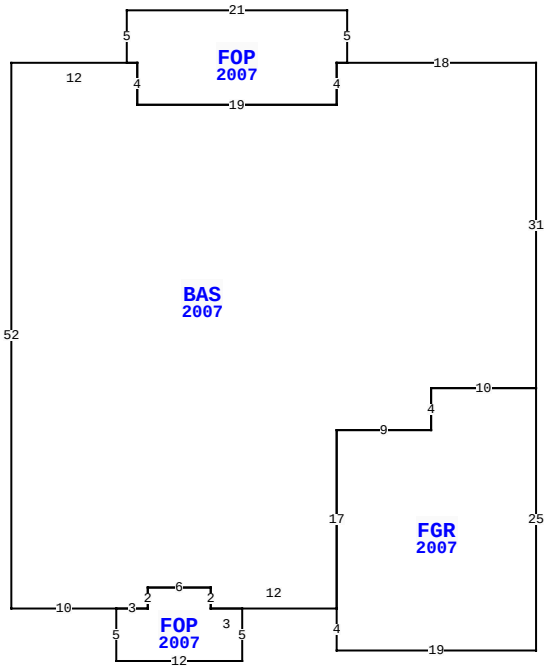
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	347,314
FGR	439	55	241	38,949
FOP	72	30	22	3,556
FOP	181	30	54	8,727
TOTALS	2,841		2,466	398,546

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,466	106.4640	175.67	433,202	2007	2007	0	0	0	8.00	92.00

1 SFR CUST – 0% - 2024 Heated Area: 2149 HX Base Yr



BLD DATE	10/15/2007 KK	LGL DATE	
XF DATE		LAND DATE	03/13/2024 MLU
INC DATE		AG DATE	

641 E SPANISH WAY, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	398,546
TOTAL MARKET OB/XF VALUE	7,522
TOTAL LAND VALUE - MARKET	150,000
TOTAL MARKET VALUE	556,068
SOH/AGL Deduction	0
ASSESSED VALUE	556,068
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	556,068
TOTAL JUST VALUE	556,068
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	528,269

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20071856	OTHER	1,640	10/03/2007
20071432	H/AC	5,570	08/01/2007
20071104	OTHER	5,041	06/14/2007
20071096	ELEC OTHER	2,000	06/13/2007
20070962	CO ISSUED	250,000	05/31/2007
20070962	NEW CONSTR	250,000	05/31/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2703/258	3/28/2024	WD	Q	I	01	755,000
GRANTOR: CLARK FRANK & JANICE						
GRANTEE: JAMES DEBORAH						
2567/0533	6/02/2022	LE	U	I	11	100
GRANTOR: CLARK FRANK & JANICE						
GRANTEE: LAGER JACQUELINE &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W18 FOP=[YR=2007] N5 W21 S5 E1 S4 E19 N4 E1$ W1 S4 W19 N4 W12 S52 E10 FOP=[YR=2007] S5 E12 N5 W3 N2 W6 S2 W3$ E3 N2 E6 S2 E12 FGR=[YR=2007] 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	0	0	0	588.00	SF	10.00	10.00	100	2007	2007	3	88	5,174	
2	0855	CONC PAVER	0	0	20	3	60.00	SF	10.00	10.00	100	2007	2007	3	88	528	
3	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	91	1,820	

LAND DESCRIPTION

TOTAL OB/XF 7,522

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	0	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