LOT 69
ISLE DE MAI AT AMELIA PB 7/12

GOGGIN TIMOTHY JOHN & ANDREA
635 SPANISH WAY E
FERNANDINA BEACH, FL 32034

2024

00-00-31-087I-0069-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

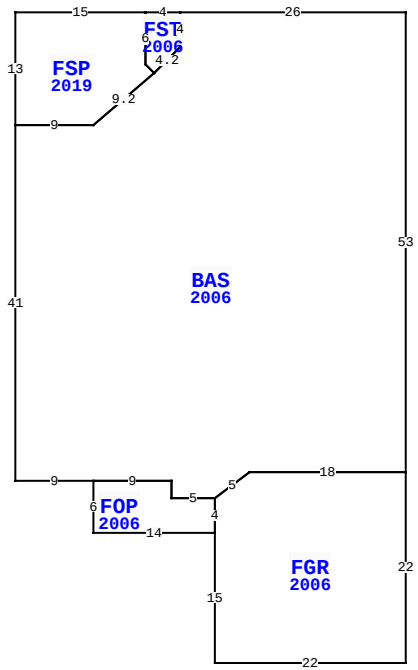
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	2,221	100	2,221	382,930
FGR	478	55	263	45,345
FOP	74	30	22	3,793
FSP	181	40	72	12,414
FST	23	55	13	2,242
TOTALS	2,977		2,591	446,723

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,591	114.2000	188.43	488,222	2006	2006	0	0	0	8.50	91.50

1 SFR CUST – 100% - 2022 Heated Area: 2221 HX Base Yr 2022



BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/13/2024 MLU
INC DATE		AG DATE	

635 E SPANISH WAY, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		446,723
TOTAL MARKET OB/XF VALUE		7,707
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		604,430
SOH/AGL Deduction		49,000
ASSESSED VALUE		555,430
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		505,430
TOTAL JUST VALUE		604,430
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		574,506

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20061571	H/AC	5,455	07/06/2006
20061429	ELEC OTHER	4,350	06/23/2006
20061103	OTHER	6,852	05/18/2006
20060686	DEMOLITION	0	04/03/2006
C0060687	CO ISSUED	250,000	10/01/2005
20060687	NEW CONSTR	250,000	10/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2411/0606	11/19/2020	WD	Q	I	01	450,000
GRANTOR: LUDWIG JAMES F & SYLV						
GRANTEE: GOGGIN TIMOTHY JOHN						
2021/1066	12/28/2015	WD	Q	I	01	345,000
GRANTOR: HAYNES GEOFFREY N &						
GRANTEE: LUDWIG JAMES F & SY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W26 FST=[YR=2006] W4 FSP=[YR=2019] W15 S13 E9 R7 U6 U1 L1 N6$ S6 R1 D1 R3 U3 N4$ S4 D3 L3 D6 L7 W9 S41 E9 FOP=[YR=2006] S6 E14 FGR=[YR=2006] S15 E22 N22 W18 L4 D3 S4$ N4 W5 N2 W9$ E9 S2 E5 U3 R4 E18 N53$.

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	2006	2006	3	90	1,800	
2	0855	CONC PAVER	0	100	0	0	592.00	SF	10.00	10.00	100	2006	2006	3	87	5,150	
3	0855	CONC PAVER	0	100	29	3	87.00	SF	10.00	10.00	100	2006	2006	3	87	757	

LAND DESCRIPTION

TOTAL OB/XF 7,707

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