LOT 73
IN OR 2026/1718
ISLE DE MAI AT AMELIA PB 7/12

LAWING PATRICIA B/LAWING MARC D
611 SPANISH WAY E
FERNANDINA BEACH, FL 32034

2024

00-00-31-087I-0073-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

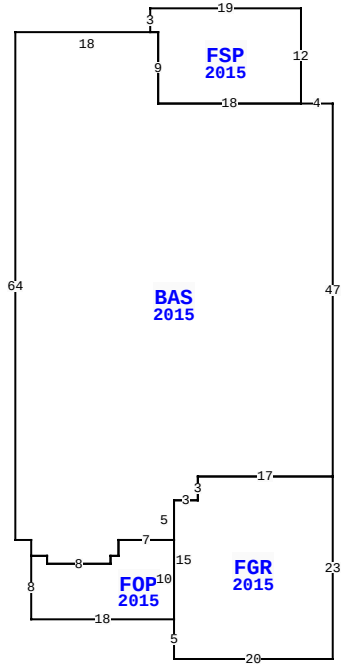
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	2,241	100	2,241	398,023
FGR	451	55	248	44,047
FOP	150	30	45	7,992
FSP	219	40	88	15,630
TOTALS	3,061		2,622	465,692

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,622	112.1280	185.01	485,096	2015	2015	0	0	0	4.00	96.00

1 SFR CUST – 100% - 2017 Heated Area: 2241 HX Base Yr 2017



611 E SPANISH WAY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		465,692
TOTAL MARKET OB/XF VALUE		5,969
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		621,661
SOH/AGL Deduction		271,845
ASSESSED VALUE		349,816
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		294,816
TOTAL JUST VALUE		621,661
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		590,725

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20142111	CO ISSUED	0	09/02/2015
20142111	NEW CONSTR	250,225	09/30/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2026/1718	1/29/2016	WD	Q	I	02	355,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: LAWING PATRICIA B &						
1480/0598	2/22/2007	WD	U	V	19	1,299,500
GRANTOR: SEASIDE PPR INC						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W4 FSP=[YR=2015] N12 W19 S3 E1 S9 E18$ W18 N9 W18 S64 E2 S2 FOP=[YR=2015] S8 E18 FGR=[YR=2015] S5 E20 N23 W17 S3 W3 S15$ N10 W7 S2 W1 S1 W8 N1 W2 $ E2 S1 E8 N1 E1 N2 E7 N5 E3 N3 E17 N47$.

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	0	0	553.00	SF	7.00	7.00	100	2015	2015	3	95	3,677	
2	0855	CONC PAVER	0	100	0	0	53.00	SF	7.00	7.00	100	2015	2015	3	95	352	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2015	2015	3	97	1,940	

LAND DESCRIPTION

TOTAL OB/XF 5,969

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