LOT 91
ISLE DE MAI AT AMELIA PB 7/12

SPINGARN HAROLD A/BEVERLY DAVID E
538 SANTA MARIA DR
FERNANDINA BEACH, FL 32034

2024

00-00-31-087I-0091-0000

BUILDING CHARACTERISTICS

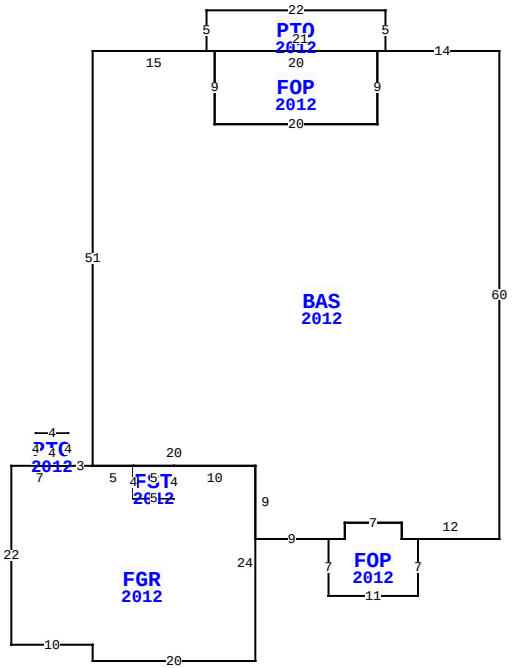
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,626	100	2,626	447,526
FGR	680	55	374	63,737
FOP	91	30	27	4,601
FOP	180	30	54	9,202
FST	20	55	11	1,875
PTO	16	5	1	170
PTO	110	5	6	1,022
TOTALS	3,723		3,099	528,136

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,099	109.2960	180.34	558,874	2012	2012	0	0	0	5.50	94.50

1 SFR CUST – 100% - 2023 Heated Area: 2626 HX Base Yr 2023



538 SANTA MARIA DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		528,136
TOTAL MARKET OB/XF VALUE		11,589
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		689,725
SOH/AGL Deduction		13,868
ASSESSED VALUE		675,857
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		625,857
TOTAL JUST VALUE		689,725
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		656,172

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121361	IRR HDS	1,300	07/10/2012
20120585	H/AC	5,700	04/09/2012
20120474	FIXTURES	2,000	03/22/2012
20120214	NEW CONSTR	270,234	02/08/2012
20120214	REPAIR/RRF	3,000	02/08/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2580/1022	7/27/2022	WD	Q	I	01	831,000
GRANTOR: OLSON PAUL L & DEBORA						
GRANTEE: SPINGARN HAROLD A &						
1804/0691	7/23/2012	WD	Q	I	02	373,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: OLSON PAUL L & DEBO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W14 PTO=[YR=2012] N5 W22 S5 E1 FOP=[YR=2012] S9 E20 N9 W20$ E21$ W1 S9 W20 N9 W15 S51 FGR=[YR=2012] W3 PTO=[YR=2012] N4 W4 S4 E4$ W7 S22 E10 S2 E20 N24 W10 FST=[YR=2012] W5 S4 E5 N4$ S4 W5 N4 W5$ E20 S9 E9 FOP=[YR=2012] S7 E11 N7 W2 N2 W7 S2 W2$ E2 N2 E7 S2 E12 N60$.

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	2012	2012	3	95	1,900	
2	0855	CONC PAVER	0	100	0	0	843.00	SF	7.00	7.00	100	2012	2012	3	93	5,488	
3	0855	CONC PAVER	0	100	0	0	96.00	SF	7.00	7.00	100	2012	2012	3	93	625	
4	0911	SCRN RM A	0	100	0	0	110.00	SF	17.50	17.50	100	2013	2013	3	60	1,155	
5	0855	CONC PAVER	0	100	0	0	368.00	SF	7.00	7.00	100	2013	2013	3	94	2,421	

LAND DESCRIPTION

TOTAL OB/XF 11,589

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/06/2024 BY SYS