

LOT 15
IN OR 2128/479
ISLE DE MAI AT AMELIA PB 7/12

JONES MITCHELL LAWTON &/HARDIN LAURA LYNN
561 SPANISH WAY WEST
FERNANDINA BEACH, FL 32034

2025

00-00-31-087I-0015-0000



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 80
Interior Floo	14	CARPET 20
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,476	100	2014	2,476	462,678
FGR	524	55	2014	288	53,818
FOP	42	30	2014	13	2,429
FSP	210	40	2019	84	15,697
FST	18	55	2014	10	1,869
TOTALS	3,270			2,871	536,490

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2014	2014	3	96	1,920	
2	0855	CONC PAVER	0	100	0	0	560.00	SF	7.00	7.00	100	2014	2014	3	94	3,685	
3	0855	CONC PAVER	0	100	0	0	64.00	SF	7.00	7.00	100	2014	2014	3	94	421	
4	0855	CONC PAVER	0	100	0	0	643.00	SF	10.00	10.00	100	2016	2016	3	95	6,109	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,871	113.1760	196.70	564,726	2014	2014	0	0	0	5.00	95.00
1 SFR CUST - 100% - 2018 Heated Area: 2476 HX Base Yr 2018												
561 W SPANISH WAY, FERNANDINA BEACH												

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

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	2014	2014	3	96	1,920	
100	2014	2014	3	94	3,685	
100	2014	2014	3	94	421	
100	2016	2016	3	95	6,109	

TOTAL OB/XF												
12,135												
TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL
1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	150,000				

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		536,490	
TOTAL MARKET OB/XF VALUE		12,135	
TOTAL LAND VALUE - MARKET		150,000	
TOTAL MARKET VALUE		698,625	
SOH/AGL Deduction		263,688	
ASSESSED VALUE		434,937	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		384,215	
TOTAL JUST VALUE		698,625	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		674,248	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20140080	NEW CONSTR	275,063	01/14/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2128/0479	6/16/2017	WD	Q	I	02	395,000
GRANTOR: COYLE LYNNE A						
GRANTEE: JONES MITCHELL LAWT						
1949/1083	11/18/2014	WD	Q	I	01	366,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: COYLE DAVID W & LYN						

BUILDING NOTES		

BUILDING DIMENSIONS		
FSP=[YR=2019] W21 BAS=[YR=2014] W24 S52 FGR=[YR=2014] S23 E22 N5 E1 FOP=[YR=2014] S1 E10 N1 W1 N4 W8 S4 W1\$ E1 N18 W14 FST=[YR=2014] W6 S3 E6 N3\$ S3 W6 N3 W4\$ E24 S14 E8 S4 E13 N60 W21 N10\$ S10 E21 N10\$.		