LOT 19
IN OR 2138/894
ISLE DE MAI AT AMELIA PB 7/12

BASNIGHT THOMAS C & KAY A
545 SPANISH WAY WEST
FERNANDINA BEACH, FL 32034

2025

00-00-31-087I-0019-0000

BUILDING CHARACTERISTICS

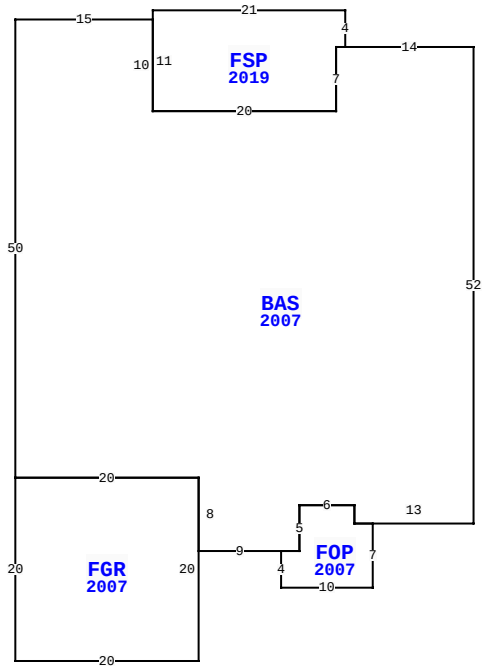
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,426	100	2007	2,426	418,142
FGR	400	55	2007	220	37,919
FOP	76	30	2007	23	3,965
FSP	224	40	2019	90	15,512
TOTALS	3,126			2,759	475,537

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,759	108.3840	188.37	519,713	2007	2007	0	0	0	8.50	91.50

1 SFR CUST – 100% - 2008 Heated Area: 2426 HX Base Yr 2008



BLD DATE	09/14/2007 KK
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	03/13/2024 MLU
AG DATE	

545 W SPANISH WAY, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		475,537
TOTAL MARKET OB/XF VALUE		7,837
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		633,374
SOH/AGL Deduction		311,303
ASSESSED VALUE		322,071
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		271,349
TOTAL JUST VALUE		633,374
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		611,849

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20070252	OTHER	1,640	02/12/2007
20062178	H/AC	5,476	09/19/2006
20061920	TEMP POLE	2,000	08/15/2006
20061871	ELEC OTHER	2,000	08/07/2006
20061874	OTHER	6,255	08/07/2006
B0061726	NEW CONSTR	250,000	07/21/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2138/0894	7/22/2017	WD	U	I	11	100
GRANTOR: BASNIGHT DOUGLAS THOM						
GRANTEE: BASNIGHT THOMAS C &						
2012/1670	11/05/2015	LE	U	I	11	100
GRANTOR: BASNIGHT THOMAS C & K						
GRANTEE: BASNIGHT DOUGLAS TH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W14 FSP=[YR=2019] N4 W21 S11 E20 N7 E1$ W1 S7 W20 N10 W15 S50 FGR=[YR=2007] S20 E20 N20 W20$ E20 S8 E9 FOP=[YR=2007] S4 E10 N7 W2 N2 W6 S5 W2$ E2 N5 E6 S2 E13 N52$.

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	2007	2007	3	90	1,800	
2	0855	CONC PAVER	0	100	0	0	582.00	SF	10.00	10.00	100	2007	2007	3	87	5,063	
3	0855	CONC PAVER	0	100	28	4	112.00	SF	10.00	10.00	100	2007	2007	3	87	974	

LAND DESCRIPTION

TOTAL OB/XF 7,837

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	RES	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 11/14/2019 BY DJA Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 07/30/2025 BY SYS