LOT 20
IN OR 2155/1650
ISLE DE MAI AT AMELIA PB 7/12

JOHNSON ROBERT & LINDA A
541 SPANISH WAY WEST
FERNANDINA BEACH, FL 32034

2025

00-00-31-087I-0020-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

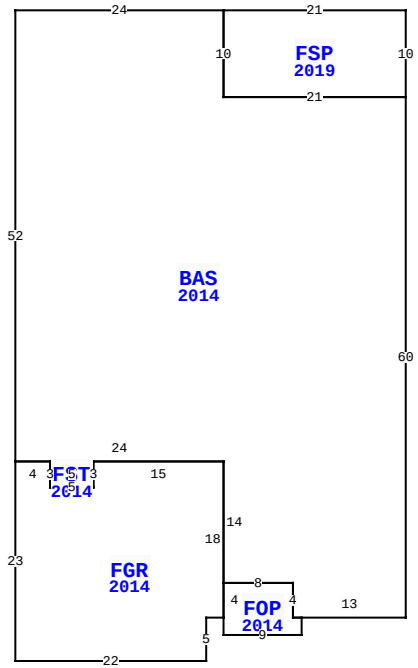
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	457,691
FGR	527	55	2014	290	53,607
FOP	50	30	2014	15	2,773
FSP	210	40	2019	84	15,528
FST	15	55	2014	8	1,479
TOTALS	3,278			2,873	531,077

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,873	111.9540	194.58	559,028	2014	2014	0	0	0	5.00	95.00

1 SFR CUST – 100% - 2025 Heated Area: 2476 HX Base Yr 2025



541 W SPANISH WAY, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		531,077
TOTAL MARKET OB/XF VALUE		7,473
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		688,550
SOH/AGL Deduction		0
ASSESSED VALUE		688,550
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		637,828
TOTAL JUST VALUE		688,550
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		664,336

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20132851	H/AC	5,810	12/19/2013
20132735	NEW CONSTR	4,000	12/04/2013
20132403	NEW CONSTR	275,063	10/14/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2155/1650	11/03/2017	WD	Q	I	02	445,000
GRANTOR: LAING LOIS G						
GRANTEE: JOHNSON ROBERT & LI						
1925/0703	6/12/2014	WD	Q	I	01	416,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: LAING LOIS G & BRIE						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2019] W21 BAS=[YR=2014] W24 S52 FGR=[YR=2014] S23 E22 N5 E2 FOP=[YR=2014] S2 E9 N2 W1 N4 W8 S4$ N18 W15 FST=[YR=2014] W5 S3 E5 N3$ S3 W5 N3 W4$ E24 S14 E8 S4 E13 N60 W21 N10$ S10 E21 N10$.

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	528.00	SF	7.00	7.00	100	2014	2014	3	94	3,474	
2	0855	CONC PAVER	0	100	0	0	68.00	SF	10.00	10.00	100	2014	2014	3	94	639	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2014	2014	3	96	3,360	

LAND DESCRIPTION

TOTAL OB/XF 7,473

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