LOT 23
IN OR 2185/1590
ISLE DE MAI AT AMELIA PB 7/12

BROOKS BRIAN & VICTORIA B
529 SPANISH WAY WEST
FERNANDINA BEACH, FL 32034

2025

00-00-31-087I-0023-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

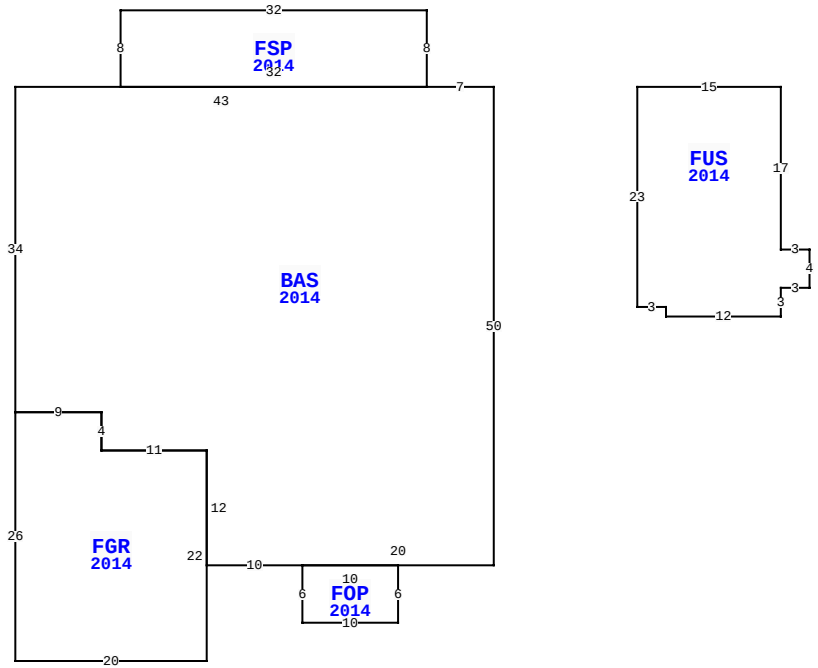
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,224	100	2014	2,224	414,552
FGR	476	55	2014	262	48,837
FOP	60	30	2014	18	3,355
FSP	256	40	2014	102	19,012
FUS	369	100	2014	369	68,781
TOTALS	3,385			2,975	554,539

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,975	112.8940	196.21	583,725	2014	2014	0	0	0	5.00	95.00

1 SFR CUST – 100% - 2019 Heated Area: 2593 HX Base Yr 2019



529 W 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		554,539
TOTAL MARKET OB/XF VALUE		48,653
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		753,192
SOH/AGL Deduction		259,040
ASSESSED VALUE		494,152
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		443,430
TOTAL JUST VALUE		753,192
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		730,311

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20141280	SCRNENCL	4,485	06/16/2014
20140793	SWIM POOL	38,500	04/23/2014
20131997	NEW CONSTR	0	08/26/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2185/1590	3/23/2018	WD	Q	I	01	450,000
GRANTOR: MITCHELL JENNA R REVO						
GRANTEE: BROOKS BRIAN & VICT						
1952/0685	12/09/2014	WD	U	I	11	100
GRANTOR: MITCHELL MATTHEW L &						
GRANTEE: MITCHELL JENNA R RE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W7 FSP=[YR=2014] N8 W32 S8 E32$ W43 S34
FGR=[YR=2014] S26 E20 N22 W11 N4 W9$ E9 S4 E11 S12 E10
FOP=[YR=2014] S6 E10 N6 W10$ E20 N50$ PTR=E15 FUS=[YR=2014]
E15 S17 E3 S4 W3 S3 W12 N1 W3 N23$ W15 $.

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	540.00	SF	7.00	7.00	100	2014	2014	3	94	3,553	
2	0855	CONC PAVER	0	100	0	0	100.00	SF	10.00	10.00	100	2014	2014	3	94	940	
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	
4	0861	POOL GUNIT	0	100	0	0	405.00	SF	85.00	85.00	100	2014	2014	3	71	24,442	
5	0855	CONC PAVER	0	100	0	0	548.00	SF	10.00	10.00	100	2014	2014	3	94	5,151	
6	0911	SCRN RM A	0	100	0	0	953.00	SF	17.50	17.50	100	2014	2014	3	60	10,007	
7	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2014	2014	3	60	1,200	

LAND DESCRIPTION

TOTAL OB/XF 48,653

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