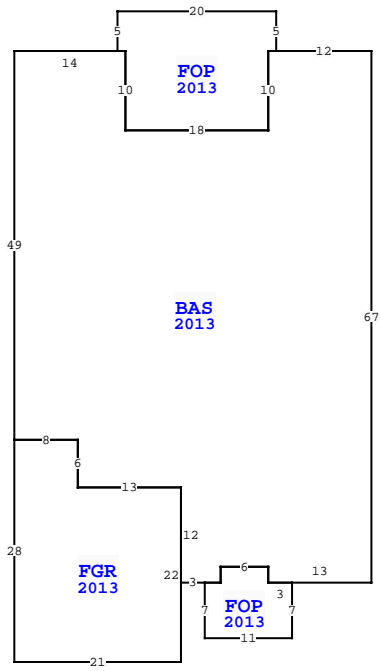


ELEMENT		CD	CONSTRUCTION		
Exterior Wall	16	WD FR STUC	100		
Roof Structur	08	IRREGULAR	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	11	CLAY TILE	60		
Interior Floo	14	CARPET	40		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		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	2,523	100	2013	2,523	454,960
FGR	510	55	2013	280	50,491
FOP	89	30	2013	27	4,869
FOP	280	30	2013	84	15,147
TOTALS	3,402			2,914	525,466

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR CUST	- 100%	- 2025								
					Heated Area: 2523						
					HX Base Yr 2025						



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			525,466
TOTAL MARKET OB/XF VALUE			6,385
TOTAL LAND VALUE - MARKET			150,000
TOTAL MARKET VALUE			681,851
SOH/AGL Deduction			50,430
ASSESSED VALUE			631,421
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			580,699
TOTAL JUST VALUE			681,851
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			657,959

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20130724	H/AC	5,600	04/08/2013
20130588	NEW CONSTR	2,500	03/22/2013
20130575	NEW CONSTR	2,000	03/21/2013
20130437	NEW CONSTR	268,956	03/05/2013
20130438	ROOF	3,000	03/05/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2750/1499	11/13/2024	WD	Q	I	01	719,000
GRANTOR: MARASCO JOSEPH A JR R						
GRANTEE: JOHNSON FREDERICK C						
2203/1911	6/13/2018	QC	U	I	11	100
GRANTOR: MARASCO JOSEPH A JR						
GRANTEE: MARASCO JOSEPH A JR						

EXTRA FEATURES															525 W SPANISH WAY, FERNANDINA BEACH	
L N	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	1.00	UT	2,000.00	2,000.00	100	2013	2013	3	95	1,900	
2	0855	CONC PAVER	0	100	0	626.00	SF	7.00	7.00	100	2013	2013	3	93	4,075	
3	0855	CONC PAVER	0	100	0	63.00	SF	7.00	7.00	100	2013	2013	3	93	410	
TOTALS															6,385	

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2013] W12 FOP=[YR=2013] N5 W20 S5 E1 S10 E18 N10 E1\$ W1 S10 W18 N10 W14 S49 FGR=[YR=2013] S28 E21 N22 W13 N6 W8\$ E8 S6 E13 S12 E3 FOP=[YR=2013] S7 E11 N7 W3 N2 W6 S2 W2\$ E2 N2 E6 S2 E13 N67\$.									

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	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	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							