

LOT 25
IN OR 1743/1520
ISLE DE MAI AT AMELIA PB 7/12

CHERRY CHRISTOPHER & ELIZABETH M
521 SPANISH WAY WEST
FERNANDINA BEACH, FL 32034

2025

00-00-31-087I-0025-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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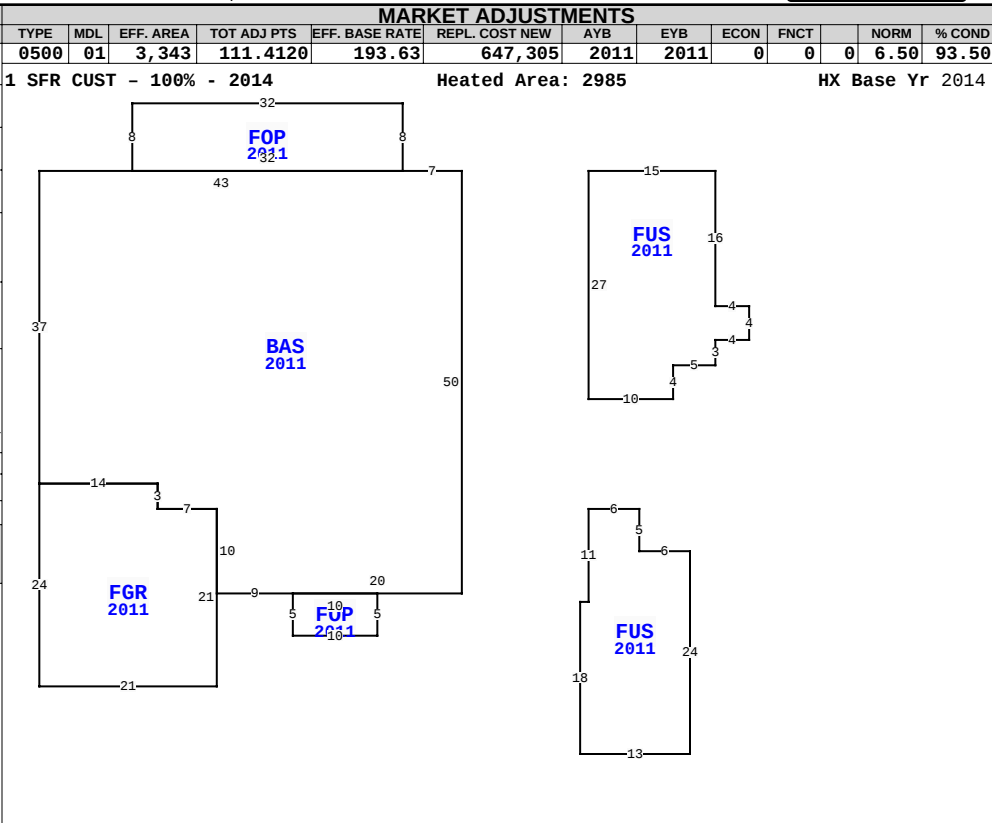
NEIGHBORHOOD/LOC	1079.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,248	100	2011	2,248	406,987
FGR	483	55	2011	266	48,158
FOP	50	30	2011	15	2,715
FOP	256	30	2011	77	13,941
FUS	336	100	2011	336	60,831
FUS	401	100	2011	401	72,599

TOTALS	3,774			3,343	605,230
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0855	CONC PAVER	0	100	0	0	550.00	SF	7.00
3	0855	CONC PAVER	0	100	0	0	97.00	SF	7.00
4	0462	ST/AL FNC	0	100	0	0	624.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	RES POND	100	0003	R-1	0.00	0.00	1.00



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

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2011	2011	3	94	3,290	
2	0855	CONC PAVER	0	100	0	0	550.00	SF	7.00	7.00	100	2011	2011	3	91	3,504	
3	0855	CONC PAVER	0	100	0	0	97.00	SF	7.00	7.00	100	2011	2011	3	91	618	
4	0462	ST/AL FNC	0	100	0	0	624.00	SF	10.00	10.00	100	2012	2012	3	64	3,994	

TOTAL OB/XF										11,406			
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE		
R-1	0.00	0.00	1.00	LT		1.00	1.00	1.10	150,000.00	165,000.00	165,000.00		

NASSAU COUNTY PROPERTY										PAGE 1 of 1										2
VALUATION SUMMARY										STANDARD										
VALUATION BY										Tax Group: 2										
Tax Group: 2										Tax Dist:										
BUILDING MARKET VALUE										605,230										
TOTAL MARKET OB/XF VALUE										11,406										
TOTAL LAND VALUE - MARKET										165,000										
TOTAL MARKET VALUE										781,636										
SOH/AGL Deduction										368,219										
ASSESSED VALUE										413,417										
TOTAL EXEMPTION VALUE										HX HB 50,722										
BASE TAXABLE VALUE										362,695										
TOTAL JUST VALUE										781,636										
NCON VALUE										0										
INCOME VALUE																				
PREVIOUS YEAR MKT VALUE										754,371										

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111198	REMODEL	250	07/22/2011
20110388	OTHER	1,300	03/18/2011
20102074	H/AC	9,100	12/06/2010
20101796	NEW CONSTR	9,000	10/18/2010
20101726	NEW CONSTR	2,000	10/05/2010
20101303	NEW CONSTR	4,600	08/06/2010

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1743/1520	6/03/2011	WD	Q	I	02	370,000			
GRANTOR: SEDA CONSTRUCTION COM									
GRANTEE: CHERRY CHRISTOPHER									
1390/0672	2/21/2006	WD	U	V	19	847,500			
GRANTOR: SEASIDE PPR INC									
GRANTEE: SEDA CONSTRUCTION C									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2011] W7 FOP=[YR=2011] N8 W32 S8 E32\$ W43 S37									
FGR=[YR=2011] S24 E21 N21 W7 N3 W14\$ E14 S3 E7 S10 E9									
FOP=[YR=2011] S5 E10 N5 W10\$ E20 N50\$ PTR=E15 FUS=[YR=2011]									
E15 S16 E4 S4 W4 S3 W5 S4 W10 N27\$W15\$ PTR= E15 S40									
FUS=[YR=2011] E6 S5 E6 S24 W13 N18 E1 N11\$ W15 N40\$.									