



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
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
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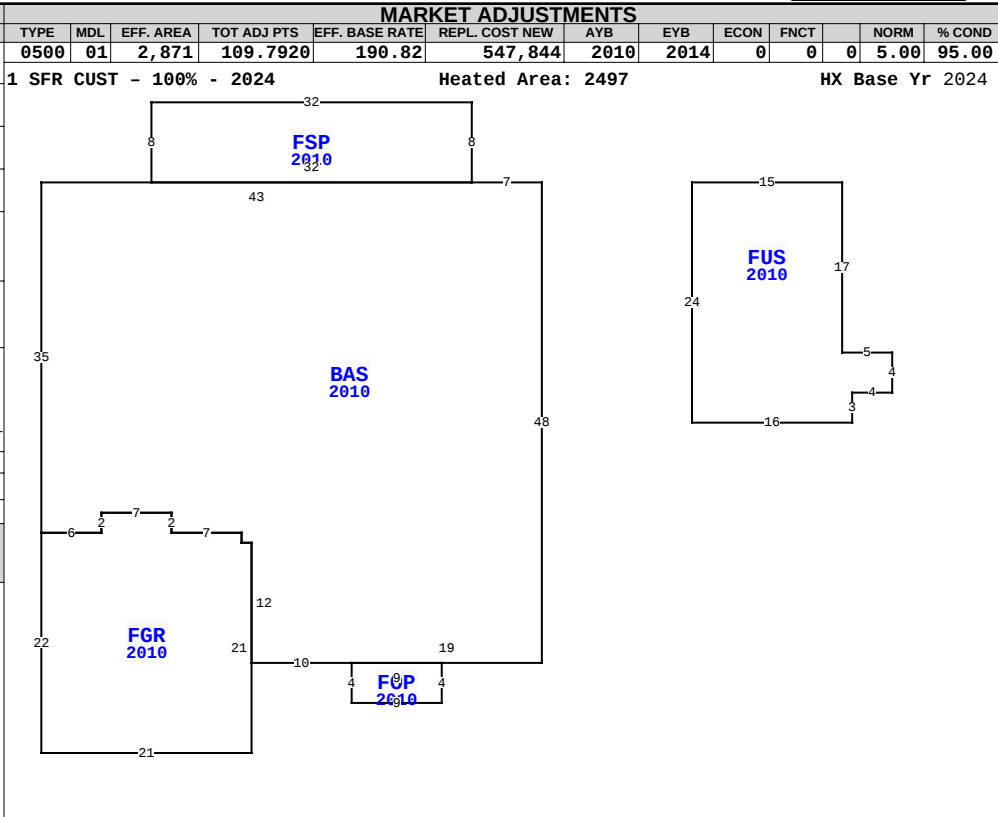
NEIGHBORHOOD/LOC	1079.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,114	100	2010	2,114	383,223
FGR	475	55	2010	261	47,314
FOP	36	30	2010	11	1,994
FSP	256	40	2010	102	18,491
FUS	383	100	2010	383	69,430

TOTALS	3,264			2,871	520,452
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0855	CONC PAVER	0	100	0	0	574.00	SF	10.00
2	0855	CONC PAVER	0	100	0	0	104.00	SF	10.00
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00

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		R-1	0.00	0.00	1.00



515 W SPANISH WAY, FERNANDINA BEACH	BLD DATE	LGL DATE	03/13/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0855	CONC PAVER	0	100	0	0	574.00	SF	10.00	10.00	100	2010	2010	3	90	5,166	
2	0855	CONC PAVER	0	100	0	0	104.00	SF	10.00	10.00	100	2010	2010	3	90	936	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2010	2010	3	93	1,860	

TOTAL OB/XF													7,962	
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL		
	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.10	150,000.00	165,000.00	1		

NASSAU COUNTY PROPERTY										PAGE 1 of 1										2
VALUATION SUMMARY										STANDARD										
VALUATION BY										Tax Group: 2										
BUILDING MARKET VALUE										Tax Dist:										
TOTAL MARKET OB/XF VALUE										520,452										
TOTAL LAND VALUE - MARKET										165,000										
TOTAL MARKET VALUE										693,414										
SOH/AGL Deduction										4,237										
ASSESSED VALUE										689,177										
TOTAL EXEMPTION VALUE										HX HB VX 55,722										
BASE TAXABLE VALUE										633,455										
TOTAL JUST VALUE										693,414										
NCON VALUE										0										
INCOME VALUE																				
PREVIOUS YEAR MKT VALUE										669,754										

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2025-0886	SCRN ENCL	500	02/24/2025
20200328	REMODEL	80,000	06/08/2020
20100064	OTHER	1,300	01/13/2010
20091385	ELEC OTHER	2,100	10/09/2009
20091267	NEW CONSTR	253,040	09/18/2009

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2749/1137	11/11/2024	LE	U	I	11	100	
GRANTOR: SHAW DONALD							
GRANTEE: SHAW WILLIAMS TRUST							
2627/1118	3/24/2023	WD	Q	I	02	890,000	
GRANTOR: BEATTIE DAVID A							
GRANTEE: SHAW DONALD & JODIE							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2010] W7 FSP=[YR=2010] N8 W32 S8 E32\$ W43 S35									
FGR=[YR=2010] S22 E21 N21 W1 N1 W7 N2 W7 S2 W6\$ E6 N2 E7 S2									
E7 S1 E1 S12 E10 FOP=[YR=2010] S4 E9 N4 W9\$ E19 N48\$ PTR=E15									
FUS=[YR=2010] E15 S17 E5 S4 W4 S3 W16 N24\$ W15\$.									