

LOT 31
IN OR 1593/85
ISLE DE MAI AT AMELIA PB 7/12

TIPPINS JAMES M & BONNIE C
508 SPANISH WAY WEST
FERNANDINA BEACH, FL 32034

2025

00-00-31-087I-0031-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	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	2,149	100	2008	2,149	365,819
FGR	439	55	2008	241	41,025
FOP	72	30	2008	22	3,745
FSP	202	40	2011	81	13,788
TOTALS	2,862			2,493	424,378

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0 100	19	3	57.00	SF	10.00	10.00
2	0855	CONC PAVER	0 100	0	0	504.00	SF	10.00	10.00
3	0462	ST/AL FNC	0 100	138	4	552.00	SF	10.00	10.00
4	0463	FENCE GATE	0 100	0	0	3.00	UT	300.00	300.00
5	0855	CONC PAVER	0 100	0	0	320.00	SF	7.00	7.00
6	0855	CONC PAVER	0 100	0	0	60.00	SF	7.00	7.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0003	R-1	0.00	0.00	1.00

REVIEW DATE 11/15/2019 BY DJA

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,493	106.4640	185.03	461,280	2008	2008	0	0	8.00	92.00
1 SFR CUST - 100% - 2010 Heated Area: 2149 HX Base Yr 2010											
508 W SPANISH WAY, FERNANDINA BEACH											

TOTAL OB/XF									
10,655									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0003	R-1	0.00	0.00	1.00

Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0

NASSAU COUNTY PROPERTY									
PAGE 1 of 1 2									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					424,378				
TOTAL MARKET OB/XF VALUE					10,655				
TOTAL LAND VALUE - MARKET					150,000				
TOTAL MARKET VALUE					585,033				
SOH/AGL Deduction					283,280				
ASSESSED VALUE					301,753				
TOTAL EXEMPTION VALUE					55,722				
BASE TAXABLE VALUE					246,031				
TOTAL JUST VALUE					585,033				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					566,075				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110853	XFOB	1,800	06/01/2011
20081769	XFOB	7,400	12/05/2008
20072182	ELEC OTHER	2,000	12/06/2007
20072087	NEW CONSTR	0	11/28/2007
20072087	CO ISSUED	0	11/28/2007
20072133	OTHER	4,276	11/28/2007

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1593/0085	11/10/2008	WD	Q	I		303,000	
GRANTOR:SEDA CONSTRUCTION COM							
GRANTEE:TIPPINS JAMES M & B							
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=2008] W18 FSP=[YR=2011] N6 W21 S6 E1 S4 E19 N4 E1\$ W1 S4 W19 N4 W12 S52 E9 FOP=[YR=2008] S5 E12 N5 W3 N2 W6 S2 W3\$ E3 N2 E6 S2 E13 FGR=[YR=2008] S4 E19 N25 W10 S4 W9 S17\$ N17 E9 N4 E10 N31\$.									

Common: 150,000 PRINTED 07/30/2025 BY SYS