LOT 32
ISLE DE MAI AT AMELIA PB 7/12

VASCONCELLOS RONALD & PATRICIA
512 W SPANISH WAY
FERNANDINA BEACH, FL 32034

2025

00-00-31-087I-0032-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

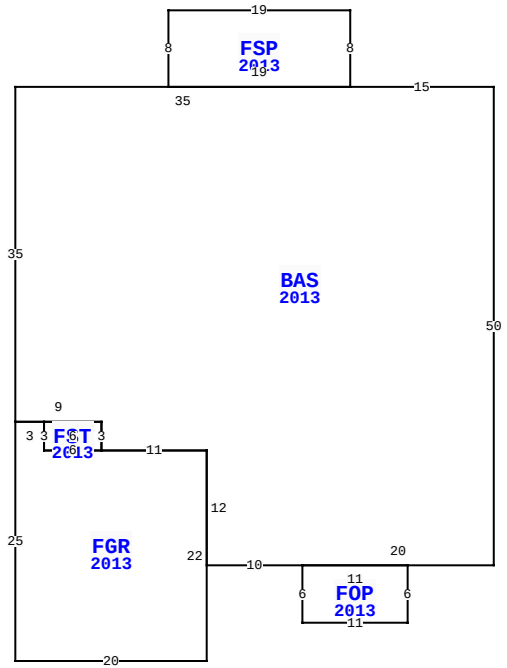
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	2,233	100	2013	2,233	408,764
FGR	449	55	2013	247	45,214
FOP	66	30	2013	20	3,661
FSP	152	40	2013	61	11,166
FST	18	55	2013	10	1,830
TOTALS	2,918			2,571	470,636

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,571	111.4560	193.71	498,028	2013	2013	0	0	0	5.50	94.50

1 SFR CUST – 100% - 2024 Heated Area: 2233 HX Base Yr 2024



512 W SPANISH WAY, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		470,636
TOTAL MARKET OB/XF VALUE		12,902
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		633,538
SOH/AGL Deduction		3,487
ASSESSED VALUE		630,051
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		579,329
TOTAL JUST VALUE		633,538
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		612,294

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20131981	SCRNENCL	975	08/23/2013
20130275	H/AC	4,700	02/11/2013
20130146	NEW CONSTR	4,500	01/18/2013
20130099	NEW CONSTR	2,000	01/15/2013
20122384	SFGR	239,401	11/28/2012
20122385	ROOF	3,000	11/28/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2678/187	10/30/2023	WD	Q	I	01	748,000
GRANTOR: SHABEZ CANDACE J						
GRANTEE: VASCONCELLOS RONALD						
2343/0454	2/26/2020	WD	Q	I	02	450,000
GRANTOR: MCLEAN JANIS M						
GRANTEE: SHABEZ CANDACE J &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W15 FSP=[YR=2013] N8 W19 S8 E19$ W35 S35 FGR=[YR=2013] S25 E20 N22 W11 FST=[YR=2013] N3 W6 S3 E6$ W6 N3 W3$ E9 S3 E11 S12 E10 FOP=[YR=2013] S6 E11 N6 W11$ E20 N50 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2013	2013	3	95	3,325	
2	0855	CONC PAVER	0	100	26	4	104.00	SF	7.00	7.00	100	2013	2013	3	93	677	
3	0855	CONC PAVER	0	100	0	0	546.00	SF	7.00	7.00	100	2013	2013	3	93	3,554	
4	0855	CONC PAVER	0	100	0	0	60.00	SF	7.00	7.00	100	2013	2013	3	93	391	
5	0855	CONC PAVER	0	100	0	0	360.00	SF	7.00	7.00	100	2013	2013	3	93	2,344	
6	0462	ST/AL FNC	0	100	0	0	384.00	SF	10.00	10.00	100	2013	2013	3	68	2,611	

LAND DESCRIPTION

TOTAL OB/XF 12,902

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 11/15/2019 BY DJA Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 07/30/2025 BY SYS