LOT 33
IN OR 2047/1495
ISLE DE MAI AT AMELIA PB 7/12

DICKERSON STEPHEN & MARIE
516 SPANISH WAY W
FERNANDINA BEACH, FL 32034

2025

00-00-31-087I-0033-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

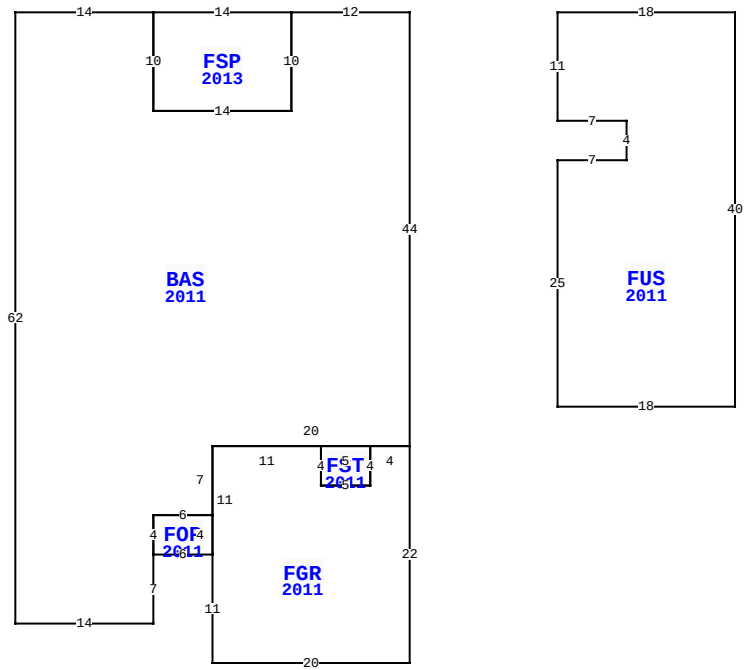
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame		N/A 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
NEIGHBORHOOD/LOC	1079.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,914	100	2011	1,914	345,283
FGR	420	55	2011	231	41,672
FOP	24	30	2011	7	1,263
FSP	140	40	2013	56	10,103
FST	20	55	2011	11	1,984
FUS	692	100	2011	692	124,836
TOTALS	3,210			2,911	525,141

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,911	111.0140	192.94	561,648	2011	2011	0	0	0	6.50	93.50

1 SFR CUST – 100% - 2017 Heated Area: 2606 HX Base Yr 2017



516 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		525,141
TOTAL MARKET OB/XF VALUE		11,118
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		686,259
SOH/AGL Deduction		301,237
ASSESSED VALUE		385,022
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		334,300
TOTAL JUST VALUE		686,259
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		662,551

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2025-0772	SCREEN ENCLOSURE	17,300	01/16/2025
20130425	FSP	500	03/01/2013
20130288	86LFALUMFNC	0	02/12/2013
20110171	OTHER	2,000	02/07/2011
20102075	H/AC	7,500	12/06/2010
20101845	NEW CONSTR	9,095	10/26/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2047/1495	5/23/2016	WD	Q	I	01	395,000
GRANTOR: MCMAHON BLAKE & LILI						
GRANTEE: DICKERSON STEPHEN &						
1853/1833	4/23/2013	WD	Q	I	02	350,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: MCMAHON BLAKE & LIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W12 FSP=[YR=2013] W14 S10 E14 N10$ S10 W14 N10 W14 S62 E14 N7 FOP=[YR=2011] E6 FGR=[YR=2011] S11 E20 N22 W4 FST=[YR=2011] W5 S4 E5 N4$ S4 W5 N4 W11 S11$ N4 W6 S4$ N4 E6 N7 E20 N44$ PTR=E15 FUS=[YR=2011] E18 S40 W18 N25 E7 N4 W7 N11$ W15$.

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	0855	CONC PAVER	0	100	0	0	557.00	SF	10.00	10.00	100	2011	2011	3	91	5,069	
2	0855	CONC PAVER	0	100	0	0	70.00	SF	10.00	10.00	100	2011	2011	3	91	637	
3	0855	CONC PAVER	0	100	0	0	266.00	SF	10.00	10.00	100	2013	2013	3	93	2,474	
4	0462	ST/AL FNC	0	100	0	0	432.00	SF	10.00	10.00	100	2013	2013	3	68	2,938	

LAND DESCRIPTION

TOTAL OB/XF 11,118

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