

LOT 35
IN OR 1978/348
ISLE DE MAI AT AMELIA PB 7/12

HULTMAN JOEL V & ANNA M
524 SPANISH WAY WEST
FERNANDINA BEACH, FL 32034

2025

00-00-31-087I-0035-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 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		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	2,476	100	2014	2,476	457,691
FGR	542	55	2014	298	55,086
FOP	42	30	2014	13	2,404
FSP	210	40	2019	84	15,528
TOTALS	3,270			2,871	530,707

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0855	CONC PAVER	0	100	0	0	573.00	SF	7.00
2	0855	CONC PAVER	0	100	0	0	60.00	SF	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

1 SFR CUST - 100% - 2022

Heated Area: 2476

HX Base Yr 2022

524 W SPANISH WAY, FERNANDINA BEACH									
TOTAL OB/XF 4,165									

TOTAL OB/XF									
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

NASSAU COUNTY PROPERTY									
PAGE 1 of 1 2									
VALUATION SUMMARY									
STANDARD									
VALUATION BY									
Tax Group: 2 Tax Dist:									
BUILDING MARKET VALUE 530,707									
TOTAL MARKET OB/XF VALUE 4,165									
TOTAL LAND VALUE - MARKET 150,000									
TOTAL MARKET VALUE 684,872									
SOH/AGL Deduction 111,979									
ASSESSED VALUE 572,893									
TOTAL EXEMPTION VALUE HX HB 50,722									
BASE TAXABLE VALUE 522,171									
TOTAL JUST VALUE 684,872									
NCON VALUE 0									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE 660,675									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20132789	NEW CONSTR	4,000	12/10/2013
20132314	NEW CONSTR	275,063	10/02/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1978/0348	4/24/2015	WD	Q	I	01	364,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: HULTMAN JOEL V & AN						
1390/0672	2/21/2006	WD	U	V	19	847,500
GRANTOR: SEASIDE PPR INC						
GRANTEE: SEDA CONSTRUCTION C						
BUILDING NOTES						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2014] W24 FSP=[YR=2019] W21 S10 E21 N10\$ S10 W21 S60 E12 FOP=[YR=2014] S1 E10 N1 FGR=[YR=2014] E1 S5 E22 N23 W24 S18 E1\$ W1 N4 W8 S4 W1\$ E1 N4 E8 N14 E24 N52 \$.									