LOT 36 IN OR 1949/1064
ISLE DE MAI AT AMELIA PB 7/12

MARKER KENNETH J & MELISSA C
528 SPANISH WAY WEST
FERNANDINA BEACH, FL 32034

2025

00-00-31-087I-0036-0000

BUILDING CHARACTERISTICS

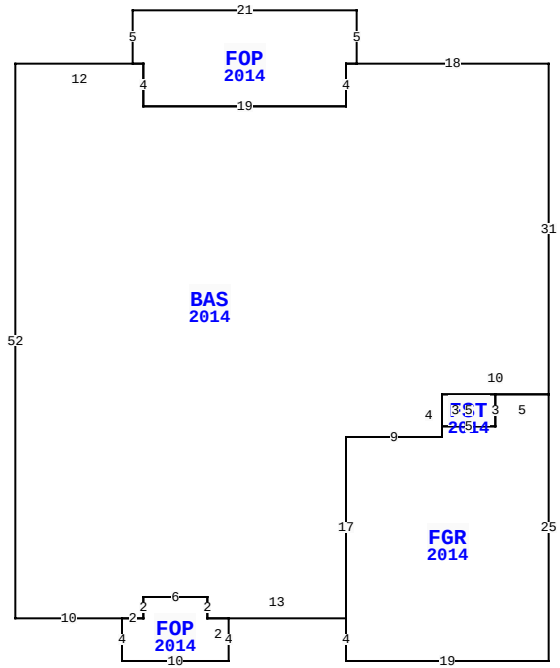
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,149	100	2014	2,149	402,287
FGR	424	55	2014	233	43,617
FOP	52	30	2014	16	2,995
FOP	181	30	2014	54	10,109
FST	15	55	2014	8	1,497
TOTALS	2,821			2,460	460,506

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,460	113.3760	197.05	484,743	2014	2014	0	0	0	5.00	95.00

1 SFR CUST – 100% - 2015 Heated Area: 2149 HX Base Yr 2015



528 W SPANISH WAY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		460,506
TOTAL MARKET OB/XF VALUE		6,079
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		616,585
SOH/AGL Deduction		272,466
ASSESSED VALUE		344,119
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		293,397
TOTAL JUST VALUE		616,585
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		595,606

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20131270	NEW CONSTR	4,500	06/05/2013
20131057	NEW CONSTR	2,000	05/13/2013
20130939	SFR	225,842	04/29/2013
20130943	ROOF	3,000	04/18/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1949/1064	11/14/2014	WD	Q	I	01	337,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: MARKER KENNETH J &						
1298/0535	2/28/2005	WD	U	V	19	395,500
GRANTOR: SEASIDE PPR INC						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

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	544.00	SF	7.00	7.00	100	2014	2014	3	94	3,580	
2	0855	CONC PAVER	0	100	0	0	88.00	SF	7.00	7.00	100	2014	2014	3	94	579	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2014	2014	3	96	1,920	

BUILDING DIMENSIONS

BAS=[YR=2014] W18 FOP=[YR=2014] N5 W21 S5 E1 S4 E19 N4 E1$ W1 S4 W19 N4 W12 S52 E10 FOP=[YR=2014] S4 E10 N4 W2 N2 W6 S2 W2$ E2 N2 E6 S2 E13 FGR=[YR=2014] S4 E19 N25 W5 FST=[YR=2014] W5 S3 E5 N3$ S3 W5 S1 W9 S17$ N17 E9 N4 E10 N31$.

LAND DESCRIPTION

TOTAL OB/XF 6,079

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