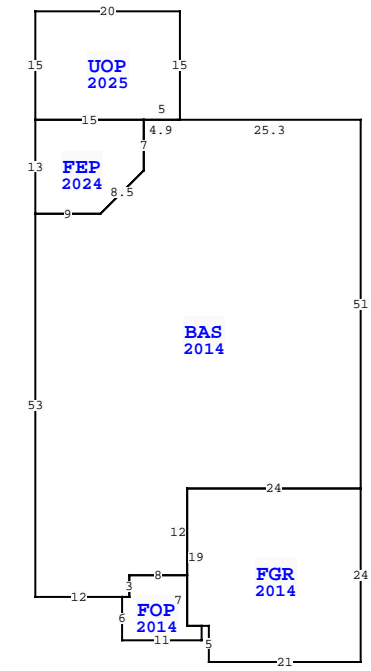


BUILDING CHARACTERISTICS					
ELEMENT	CD CONSTRUCTION				
Exterior Wall	16 WD FR STUC 100				
Roof Structur	08 IRREGULAR 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floo	11 CLAY TILE 60				
Interior Floo	14 CARPET 40				
Air Condition	03 CENTRAL 100				
Heating 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	2,409	100	2014	2,409	440,431
FEP	177	80	2024	142	25,962
FGR	561	55	2014	309	56,494
FOP	82	30	2014	25	4,570
UOP	300	20	2025	60	10,970
TOTALS	3,529			2,945	538,427

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,945	110.7320	192.45	566,765	2014	2014	0	0	5.00	95.00
1 SFR CUST - 100% - 2020			Heated Area: 2409			HX Base Yr 2020					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			538,427
TOTAL MARKET OB/XF VALUE			5,541
TOTAL LAND VALUE - MARKET			150,000
TOTAL MARKET VALUE			693,968
SOH/AGL Deduction			265,556
ASSESSED VALUE			428,412
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			377,690
TOTAL JUST VALUE			693,968
NCON VALUE			1,290
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			652,552

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2024-0259	SUNROOM		05/16/2024
20132790	NEW CONSTR	4,000	12/10/2013
20132318	NEW CONSTR	275,063	10/02/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2290/0196	7/15/2019	WD Q	Q	I	01	450,000
GRANTOR: CHAVIS JONATHAN W & T						
GRANTEE: KELLIHER STEPHEN J						
1986/0574	6/04/2015	WD Q	Q	I	01	335,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: CHAVIS JONATHAN W &						

EXTRA FEATURES															BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
532 W SPANISH WAY, FERNANDINA BEACH															03/13/2024	MLU				
L N	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	594.00	SF	7.00	7.00	100	2014	2014	3	94	3,909					
2	0855	CONC PAVER	0 100	0	0	52.00	SF	7.00	7.00	100	2014	2014	3	94	342					
3	0855	CONC PAVER	0 100	0	0	129.00	SF	10.00	10.00	100	2025	2024		100	1,290					

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2014;ORIG=0,0] U0L25.3 D0L4.9 S7 D6L6 W9 S53 E12 E1 N3 E8 N12 E24 N51 \$									
FGR=[YR=2014;ORIG=-22,70] E1 S5 E21 N24 W24 S19 E2 \$									
FEP=[YR=2024;ORIG=-30,0] W15 S13 E9 U6R6 N7 \$									
FOP=[YR=2014;ORIG=-33,66] S6 E11 N2 W2 N7 W8 S3 W1 \$									
UOP=[YR=2025;ORIG=-25,-15] W20 S15 E15 E5 N15 \$									

LAND DESCRIPTION										TOTAL OB/XF														
532 W SPANISH WAY, FERNANDINA BEACH										5,541														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							