LOT 38
ISLE DE MAI AT AMELIA PB 7/12

MAUTE KURT A
536 SPANISH WAY WEST
FERNANDINA BEACH, FL 32034

2025

00-00-31-087I-0038-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

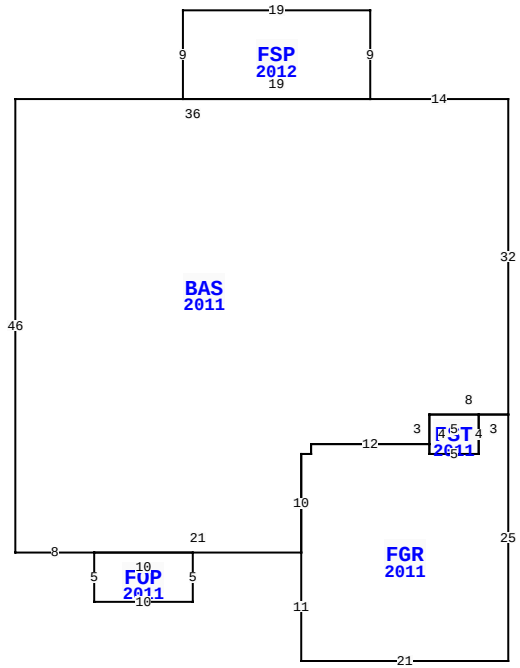
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,046	100	2011	2,046	378,298
FGR	465	55	2011	256	47,333
FOP	50	30	2011	15	2,773
FSP	171	40	2012	68	12,573
FST	20	55	2011	11	2,034
TOTALS	2,752			2,396	443,011

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,396	113.7780	197.75	473,809	2011	2011	0	0	0	6.50	93.50

1 SFR CUST – 100% - 2023 Heated Area: 2046 HX Base Yr 2023



536 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		443,011
TOTAL MARKET OB/XF VALUE		11,472
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		604,483
SOH/AGL Deduction		15,356
ASSESSED VALUE		589,127
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		538,405
TOTAL JUST VALUE		604,483
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		584,581

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121146	ST/AL	0	06/15/2012
20110338	OTHER	1,300	03/09/2011
20101924	H/AC	5,000	11/05/2010
20101797	NEW CONSTR	6,050	10/18/2010
20101727	NEW CONSTR	2,000	10/05/2010
20101220	NEW CONSTR	206,772	07/26/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2567/1810	6/06/2022	WD	Q	I	02	629,000
GRANTOR: PENDERGRASS DENNIE L						
GRANTEE: MAUTE KURT A						
1803/0919	6/19/2012	WD	Q	I	02	310,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: PENDERGRASS DENNIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W14 FSP=[YR=2012] N9W19S9E19 $ W36 S46 E8 FOP=[YR=2011] S5 E10 N5 W10$ E21 FGR=[YR=2011] S11 E21 N25 W3 FST=[YR=2011] W5 S4 E5 N4$ S4 W5 N1 W12 S1 W1 S10$ N10 E1 N1 E12 N3 E8 N32$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2011	2011	3	94	1,880	
2	0855	CONC PAVER	0	100	0	0	561.00	SF	10.00	10.00	100	2011	2011	3	91	5,105	
3	0855	CONC PAVER	0	100	0	0	88.00	SF	10.00	10.00	100	2011	2011	3	91	801	
4	0462	ST/AL FNC	0	100	0	0	576.00	SF	10.00	10.00	100	2012	2012	3	64	3,686	

LAND DESCRIPTION

TOTAL OB/XF 11,472

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