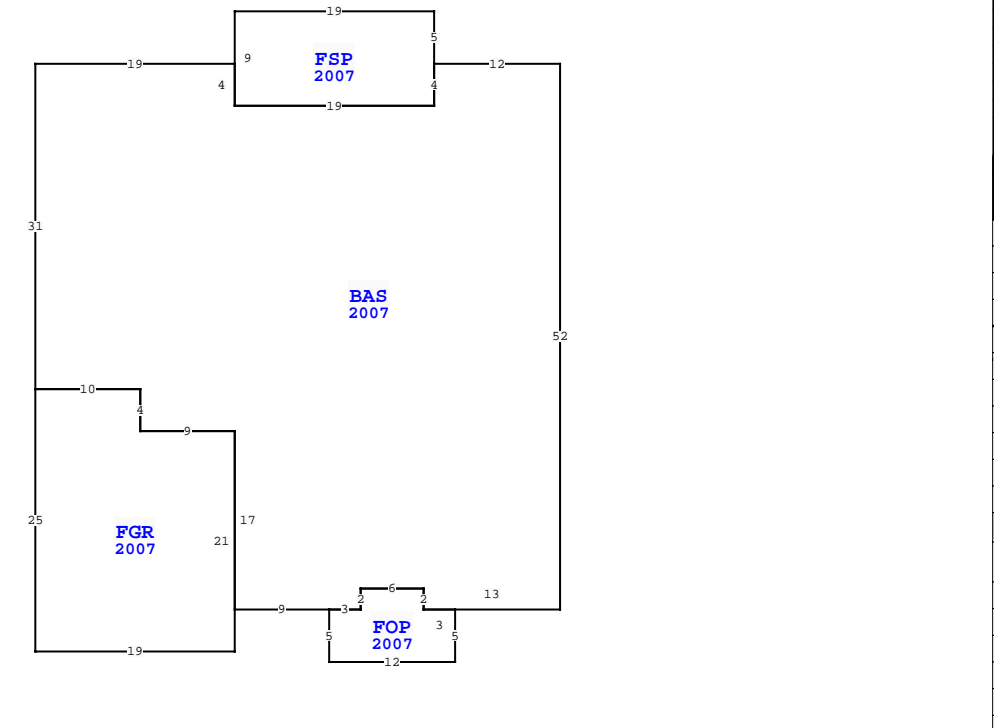


ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	01	2,480	105.2160	182.87	453,518	2007	2007	0	0	8.50	91.50	



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
BAS	2,149	100
FGR	439	55
FOP	72	30
FSP	171	40
TOTALS	2,831	

544 W SPANISH WAY, FERNANDINA BEACH
BLD DATE 07/05/2007 KK LGL DATE 03/13/2024 MLU
XF DATE
INC DATE

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00	100	2007	2007
2	0855	CONC PAVER	0	100	0	597.00	SF	10.00	10.00	100	2007	2007
3	0855	CONC PAVER	0	100	0	86.00	SF	10.00	10.00	100	2007	2007
4	0462	ST/AL FNC	0	100	0	494.00	SF	10.00	10.00	100	2007	2007

TOTAL OB/XF												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
9,916												

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT
1	000100	C	RES	100	0003	R-1	0.00	0.00	1.00	LT		1.00

TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1.00	150,000.00	150,000.00	150,000							

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		414,969	
TOTAL MARKET OB/XF VALUE		9,916	
TOTAL LAND VALUE - MARKET		150,000	
TOTAL MARKET VALUE		574,885	
SOH/AGL Deduction		260,399	
ASSESSED VALUE		314,486	
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE		263,764	
TOTAL JUST VALUE		574,885	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		556,311	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20070250	OTHER	1,640	02/12/2007
20062559	H/AC	5,000	11/16/2006
20062545	ELEC OTHER	2,000	11/14/2006
20062237	NEW CONSTR	250,000	09/26/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1962/1165	2/11/2015	WD Q	Q	I	01	290,000
GRANTOR: CLARK JOHN C & MARY E						
GRANTEE: KOVALCIK RADOSLAV &						
1500/0334	5/21/2007	WD Q	Q	I		345,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: CLARK JOHN C & MARY						

BUILDING NOTES												
----------------	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS												
BAS=[YR=2007] W12 FSP=[YR=2007] N5 W19 S9 E19 N4\$ S4 W19 N4 W19 S31 FGR=[YR=2007] S25 E19 N21 W9 N4 W10\$ E10 S4 E9 S17 E9 FOP=[YR=2007] S5 E12 N5 W3 N2 W6 S2 W3\$ E3 N2 E6 S2 E13 N52\$.												