

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	4	100			
Bathrooms	3	100			
Frame	02	WOOD FRAME	100		
Stories	2.	2. 100			
Units	0	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	2,113	100	2007	2,113	344,995
FEP	558	80	2022	446	72,819
FGR	476	55	2007	262	42,777
FOP	55	30	2007	16	2,612
FSP	64	40	2022	26	4,245
FUS	396	100	2007	396	64,656
PTO	80	5	2022	4	653
TOTALS	3,742			3,263	532,759

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,263	102.6720	178.44	582,250	2007	2007	0	0	8.50	91.50
1 SFR CUST - 0% - 2025 Heated Area: 2509 HX Base Yr											

610 E SPANISH WAY, FERNANDINA BEACH

BLD DATE	07/05/2007	KK	LGL DATE	
XF DATE			LAND DATE	03/13/2024
INC DATE			AG DATE	MLU

VALUATION SUMMARY		STANDARD
VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		532,759
TOTAL MARKET OB/XF VALUE		7,577
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		690,336
SOH/AGL Deduction		0
ASSESSED VALUE		690,336
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		690,336
TOTAL JUST VALUE		690,336
NCON VALUE		0
INCOME VALUE		0
PREVIOUS YEAR MKT VALUE		666,225

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211647	ADDITION	0	12/01/2021
20070248	OTHER	1,640	02/12/2007
20062069	H/AC	6,427	09/09/2006
20061872	ELEC OTHER	2,000	08/07/2006
20061788	DEMOLITION	0	07/26/2006
20061789	NEW CONSTR	250,000	07/26/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / V / I	RSN CD	SALE PRICE	
2764/1376	1/31/2025	WD Q	I	01	889,500	
GRANTOR: MANN PAUL E & DIANE L						
GRANTEE: CAMPBELL SARAH & BR						
2695/1054	2/22/2024	WD Q	I	01	810,000	
GRANTOR: CASTO L JACK JR & LIN						
GRANTEE: MANN PAUL E & DIANE						

BUILDING NOTES	

BUILDING DIMENSIONS	
PTO=[YR=2022] W8 FEP=[YR=2022] W31 S18 BAS=[YR=2007] W11 S35	
FGR=[YR=2007] S22 E21 N22 W8 N2 W7 S2 W6\$ E6 N2 E7 S2 E8 S13	
E9 FOP=[YR=2007] S5 E11 N5W11\$ E20 N48 FSP=[YR=2022] N8W8S8	
E8\$ W39\$ E31 N18\$ S10 E8 N10\$ PTR=E15 FUS=[YR=2007] E15 S16	
E3 S17 W3 N10 W15 N23\$W15\$.	

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	0504	FP-ELECTRI	0	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	90	1,800	
2	0855	CONC PAVER	0	0	0	564.00	SF	10.00	10.00	100	2007	2007	3	87	4,907	
3	0855	CONC PAVER	0	0	25	4	SF	10.00	10.00	100	2007	2007	3	87	870	

LAND DESCRIPTION		TOTAL OB/XF 7,577																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	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	0	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	150,000							