LOT 50
ISLE DE MAI AT AMELIA PB 7/12

KLOOCK LAWRENCE & LILLIAN
622 SPANISH WAY E
FERNANDINA BEACH, FL 32034

2025

00-00-31-087I-0050-0000

BUILDING CHARACTERISTICS

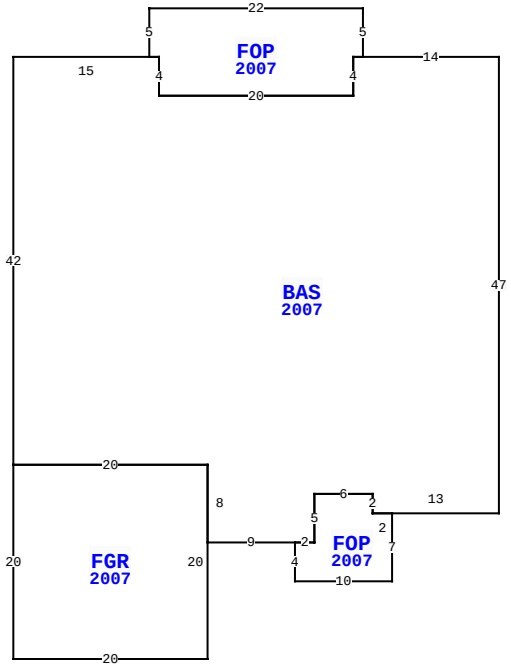
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,191	100	2007	2,191	390,348
FGR	400	55	2007	220	39,195
FOP	76	30	2007	23	4,097
FOP	190	30	2007	57	10,155
TOTALS	2,857			2,491	443,796

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,491	112.0320	194.71	485,023	2007	2007	0	0	0	8.50	91.50

1 SFR CUST – 100% - 2023 Heated Area: 2191 HX Base Yr 2023



622 E SPANISH WAY, FERNANDINA BEACH

BLD DATE	09/26/2007 KK	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		443,796
TOTAL MARKET OB/XF VALUE		17,673
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		611,469
SOH/AGL Deduction		14,699
ASSESSED VALUE		596,770
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		546,048
TOTAL JUST VALUE		611,469
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		591,670

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090523	GAS	2,000	04/28/2009
20071858	OTHER	1,640	10/03/2007
20071167	REMODEL	2,985	06/25/2007
20070860	OTHER	4,870	05/16/2007
20070585	CO ISSUED	250,000	04/12/2007
20070585	NEW CONSTR	250,000	04/12/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2590/0675	9/13/2022	WD	Q	I	01	700,000
GRANTOR: MCWHORTER JODIE GST N						
GRANTEE: KLOOCK LAWRENCE & L						
2441/0688	3/02/2021	SW	U	I	18	505,000
GRANTOR: SECRETARY OF VETERANS						
GRANTEE: MCWHORTER JODIE GST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W14 FOP=[YR=2007] N5 W22 S5 E1 S4 E20 N4 E1$ W1 S4 W20 N4 W15 S42 FGR=[YR=2007] S20 E20 N20 W20$ E20 S8 E9 FOP=[YR=2007] S4 E10 N7 W2 N2 W6 S5 W2$ E2 N5 E6 S2 E13 N47$.

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	2007	2007	3	90	1,800	
2	0855	CONC PAVER	0	100	0	0	619.00	SF	10.00	10.00	100	2007	2007	3	87	5,385	
3	0855	CONC PAVER	0	100	26	3	78.00	SF	10.00	10.00	100	2007	2007	3	87	679	
4	0462	ST/AL FNC	0	100	141	0	476.00	SF	10.00	10.00	100	2008	2008	3	48	2,285	
5	0463	FENCE GATE	0	100	0	0	3.00	UT	300.00	300.00	100	2008	2008	3	72	648	
6	0855	CONC PAVER	0	100	0	0	764.00	SF	10.00	10.00	100	2010	2010	3	90	6,876	

LAND DESCRIPTION

TOTAL OB/XF 17,673

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