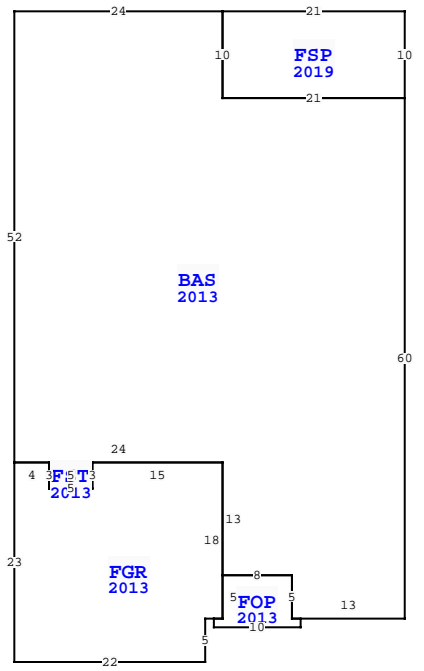


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	60
Interior Floor	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	0	0	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
BAS	2,468	100	2013
FGR	527	55	2013
FOP	50	30	2013
FSP	210	40	2019
FST	15	55	2013
TOTALS	3,270		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,865	110.7320	192.45	551,369	2013	2013	0	0	5.50	94.50
1 SFR CUST - 100% - 2016										Heated Area: 2468	HX Base Yr 2016



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			521,044
TOTAL MARKET OB/XF VALUE			7,420
TOTAL LAND VALUE - MARKET			150,000
TOTAL MARKET VALUE			678,464
SOH/AGL Deduction			293,590
ASSESSED VALUE			384,874
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			334,152
TOTAL JUST VALUE			678,464
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			654,790

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20131268	NEW CONSTR	4,500	06/05/2013
20131004	NEW CONSTR	264,189	05/07/2013
20131004	ROOF	3,000	05/07/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2541/0005	12/30/2021	TD	U	I	11	100
GRANTOR: MULDER LEE B REVOCABL						
GRANTEE: LEONARD CLARA ANN						
2006/1699	10/01/2015	QC	U	I	11	132,500
GRANTOR: MULDER LEE B REVOCABL						
GRANTEE: LEONARD CLARA A						

EXTRA FEATURES															628 E SPANISH WAY, FERNANDINA BEACH	
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	629.00	SF	7.00	7.00	100	2013	2013	3	93	4,095	
2	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2013	2013	3	95	3,325	
TOTAL OB/XF 7,420																

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		03/13/2024	MLU

BUILDING NOTES	
FSP=[YR=2019] W21 BAS=[YR=2013] W24 S52 FGR=[YR=2013] S23 E22 N5 E1 FOP=[YR=2013] S1 E10 N1 W1 N5 W8 S5 W1\$ E1 N18 W15 FST=[YR=2013] W5 S3 E5 N3\$ S3 W5 N3 W4\$ E24 S13 E8 S5 E13 N60 W21 N10\$ S10 E21 N10\$.	

LAND DESCRIPTION		TOTAL OB/XF 7,420																						
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							