LOT 52
IN OR 1749/1394
ISLE DE MAI AT AMELIA PB 7/12

COLSON WILLIAM H & CARRIE A
634 SPANISH WAY EAST
FERNANDINA BEACH, FL 32034

2025

00-00-31-087I-0052-0000

BUILDING CHARACTERISTICS

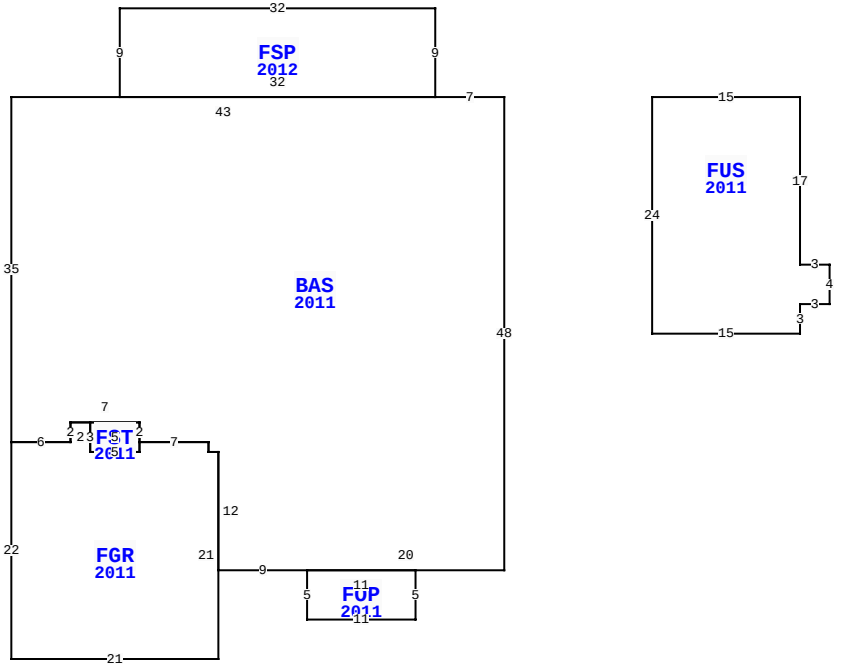
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,114	100	2011	2,114	364,582
FGR	460	55	2011	253	43,633
FOP	55	30	2011	16	2,759
FSP	288	40	2012	115	19,833
FST	15	55	2011	8	1,380
FUS	372	100	2011	372	64,155
TOTALS	3,304			2,878	496,342

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,878	106.1260	184.45	530,847	2011	2011	0	0	0	6.50	93.50

1 SFR CUST – 100% - 2012 Heated Area: 2486 HX Base Yr 2012



634 E SPANISH WAY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	496,342
TOTAL MARKET OB/XF VALUE	14,843
TOTAL LAND VALUE - MARKET	150,000
TOTAL MARKET VALUE	661,185
SOH/AGL Deduction	321,350
ASSESSED VALUE	339,835
TOTAL EXEMPTION VALUE	HX HB VX VP 226,190
BASE TAXABLE VALUE	113,645
TOTAL JUST VALUE	661,185
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	638,897

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111132	REPAIR/RRF	2,280	07/12/2011
20110173	OTHER	2,000	02/07/2011
20101672	H/AC	3,375	09/24/2010
20101398	NEW CONSTR	2,000	08/23/2010
20101394	NEW CONSTR	8,052	08/20/2010
20100518	NEW CONSTR	243,112	03/30/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1749/1394	7/22/2011	WD	Q	I	01	350,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: COLSON WILLIAM H &						
1298/0559	2/28/2005	WD	U	V	19	395,500
GRANTOR: SEASIDE PPR INC						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W7 FSP=[YR=2012] N9W32S9E32$ W43 S35
FGR=[YR=2011] S22 E21 N21 W1 N1 W7 FST=[YR=2011] N2 W5 S3 E5 N1$ S1 W5 N3 W2 S2 W6$ E6 N2 E7 S2 E7 S1 E1 S12 E9
FOP=[YR=2011] S5 E11 N5 W11$ E20 N48$ PTR=E15 FUS=[YR=2011] E15 S17 E3 S4 W3 S3 W15 N24$ W15$.

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	544.00	SF	10.00	10.00	100	2011	2011	3	91	4,950	
3	0855	CONC PAVER	0	100	0	0	94.00	SF	10.00	10.00	100	2011	2011	3	91	855	
4	0855	CONC PAVER	0	100	0	0	394.00	SF	10.00	10.00	100	2012	2012	3	92	3,625	
5	0462	ST/AL FNC	0	100	0	0	552.00	SF	10.00	10.00	100	2012	2012	3	64	3,533	

LAND DESCRIPTION

TOTAL OB/XF 14,843

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