

ELEMENT		CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	70
Interior Floo	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	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
BAS	2,610	100	2014
FGR	450	55	2014
FOP	74	30	2014
FSP	190	40	2019
FST	12	55	2014
TOTALS	3,336		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR CUST	- 100%	- 2022								
Heated Area: 2610					HX Base Yr 2022						
BLD DATE		LGL DATE									
XF DATE		LAND DATE	03/13/2024	MLU							
INC DATE		AG DATE									

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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			543,097
TOTAL MARKET OB/XF VALUE			7,835
TOTAL LAND VALUE - MARKET			150,000
TOTAL MARKET VALUE			700,932
SOH/AGL Deduction			63,293
ASSESSED VALUE			637,639
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			586,917
TOTAL JUST VALUE			700,932
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			676,192

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20132733	NEW CONSTR	2,000	12/04/2013
20132005	NEW CONSTR	283,224	08/27/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2413/1551	12/02/2020	WD	Q	I	01	495,000
GRANTOR: MARINATO ALBERT M						
GRANTEE: BOWMAN RONALD RAY &						
2199/1511	5/30/2018	WD	Q	I	01	435,000
GRANTOR: MALONE HARRISON FAMIL						
GRANTEE: MARINATO ALBERT M						

EXTRA FEATURES															640 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	627.00	UT	7.00	7.00	100	2014	2014	3	94	4,126	
2	0855	CONC PAVER	0	100	0	53.00	SF	7.00	7.00	100	2014	2014	3	94	349	
3	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2014	2014	3	96	3,360	
TOTALS															7,835	

BUILDING NOTES									
<p>BUILDING DIMENSIONS</p> <p>BAS=[YR=2014] W13 FSP=[YR=2019] W19 S10 E19 N10\$ S10 W19 N10 W14 S49 FGR=[YR=2014] S26 E21 N20 W14 N3 FST=[YR=2014] N3 W4 S3 E4\$ W4 N3 W3\$ E7 S6 E14 S12 E4 FOP=[YR=2014] S6 E11 N4 W3 N4 W7 S2 W1\$ E1 N2 E7 S4 E13 N69\$.</p>									

LAND DESCRIPTION										TOTAL OB/XF														
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							