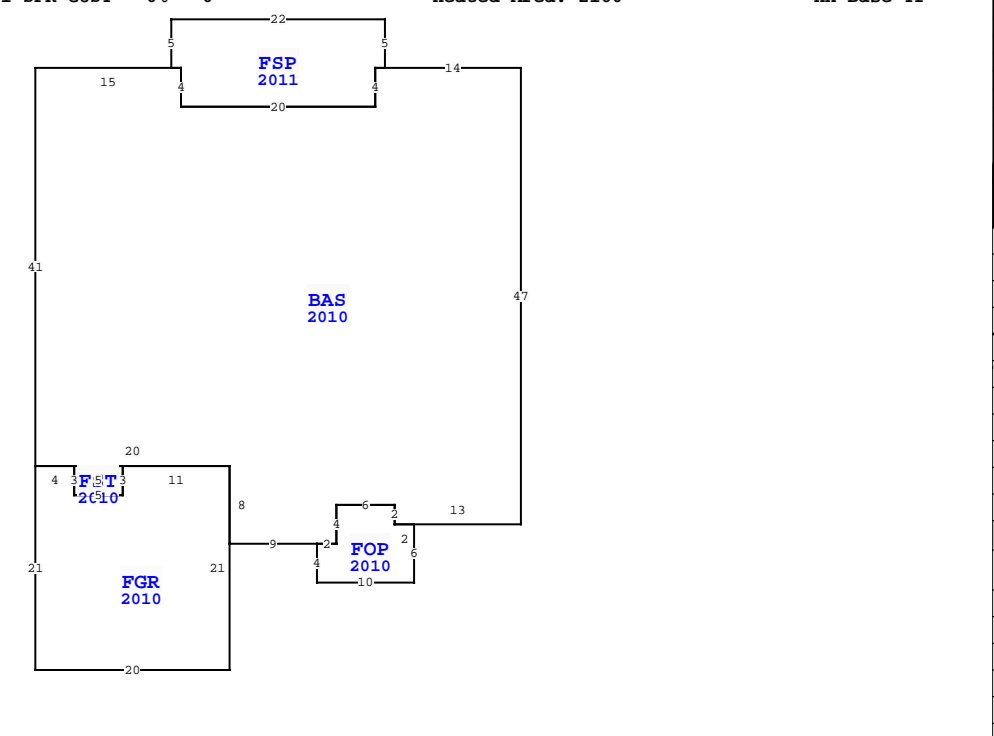


ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0500	01	2,487	111.4560	193.71	481,757	2010	2010	0	0	0	7.00	93.00		



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	2,160	100	2010	2,160	389,125
FGR	405	55	2010	223	40,173
FOP	68	30	2010	20	3,603
FSP	190	40	2011	76	13,691
FST	15	55	2010	8	1,442
TOTALS	2,838			2,487	448,034

646 E SPANISH WAY, FERNANDINA BEACH

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

EXTRA FEATURES																	
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	0	0	0	557.00	UT	10.00	10.00	100	2010	2010	3	90	5,013	
2	0855	CONC PAVER	0	0	0	0	119.00	SF	10.00	10.00	100	2010	2010	3	90	1,071	
3	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2010	2010	3	93	1,860	
4	0462	ST/AL FNC	0	0	146	4	584.00	SF	10.00	10.00	100	2012	2012	3	64	3,738	
5	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2012	2012	3	81	486	
6	0855	CONC PAVER	0	0	0	0	350.00	SF	7.00	7.00	100	2016	2016	3	95	2,328	

TOTAL OB/XF 14,496

LAND DESCRIPTION																								
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	0		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	150,000							

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			448,034
TOTAL MARKET OB/XF VALUE			14,496
TOTAL LAND VALUE - MARKET			150,000
TOTAL MARKET VALUE			612,530
SOH/AGL Deduction			78,532
ASSESSED VALUE			533,998
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			533,998
TOTAL JUST VALUE			612,530
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			592,484

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110801	XFOB	1,500	05/24/2011
20101199	OTHER	1,000	07/22/2010
20100552	H/AC	5,970	04/05/2010
20100547	H/AC	5,970	04/01/2010
20100374	OTHER	6,280	03/02/2010
20100280	ELEC OTHER	2,100	02/11/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2110/1398	3/31/2017	WD Q	Q	I	02	364,900

GRANTOR: AGNELNERI BARBARA PAR  
GRANTEE: LAJOUX BERNARD J &  
1879/0259 9/13/2013 WD Q I 02 336,000  
GRANTOR: PFOH JOACHIM WERNER &  
GRANTEE: AGNELNERI BARBARA P

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2010] W14 FSP=[YR=2011] N5 W22 S5 E1 S4 E20 N4 E1\$ W1 S4 W20 N4 W15 S41 FGR=[YR=2010] S21 E20 N21 W11 FST=[YR=2010] W5 S3 E5 N3\$ S3 W5 N3 W4\$ E20 S8 E9 POP=[YR=2010] S4 E10 N6 W2 N2 W6 S4 W2\$ E2 N4 E6 S2 E13 N47\$.