LOT 65
ISLE DE MAI AT AMELIA PB 7/12

MULLER GISELA
659 SPANISH WAY EAST
FERNANDINA BEACH, FL 32034

2025

00-00-31-087I-0065-0000

BUILDING CHARACTERISTICS

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	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 01

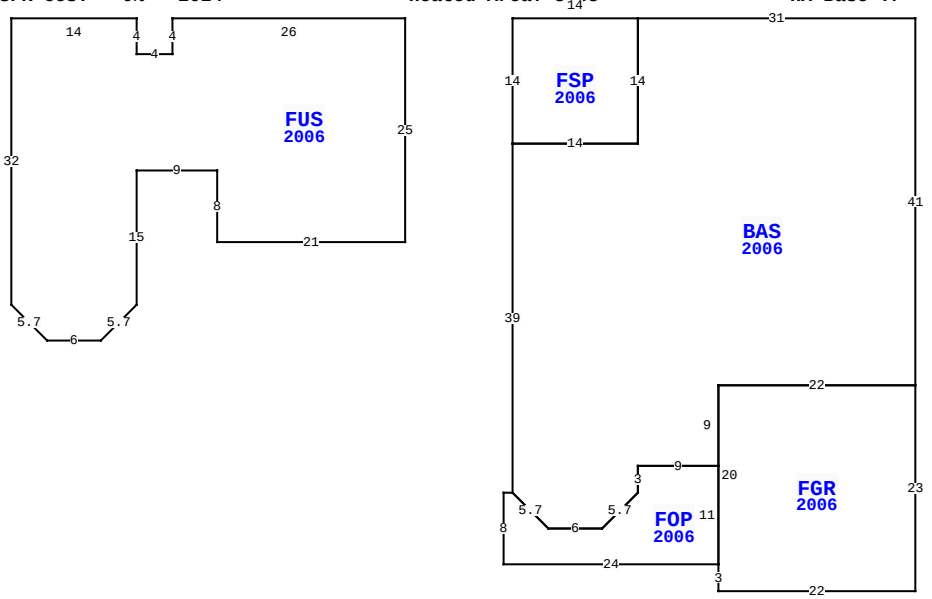
NEIGHBORHOOD/LOC 1079.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,938	100	2006	1,938	324,005
FGR	506	55	2006	278	46,477
FOP	179	30	2006	54	9,028
FSP	196	40	2006	78	13,040
FUS	1,150	100	2006	1,150	192,263
TOTALS	3,969			3,498	584,814

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,498	105.7080	183.72	642,653	2006	2006	0	0	0	9.00	91.00

1 SFR CUST – 0% - 2024 Heated Area: 3088 HX Base Yr



659 E SPANISH WAY, FERNANDINA BEACH

BLD DATE	02/09/2007 0	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	584,814
TOTAL MARKET OB/XF VALUE	7,826
TOTAL LAND VALUE - MARKET	150,000
TOTAL MARKET VALUE	742,640
SOH/AGL Deduction	0
ASSESSED VALUE	742,640
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	742,640
TOTAL JUST VALUE	742,640
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	716,177

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20053142	H/AC	6,000	12/09/2005
20052923	OTHER	8,000	10/26/2005
20052909	ELEC OTHER	6,000	10/24/2005
20052739	DEMOLITION	2,000	09/26/2005
20052740	NEW CONSTR	150,000	09/26/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
9999/9999	1/05/2021	CN	Q	I	01	548,500
GRANTOR: LOWE KATHRYN B						
GRANTEE: MULLER GISELA						
1428/0885	7/17/2006	WD	Q	I		462,500
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: LOWE LOUIS D JR & K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] E31 S41 FGR=[YR=2006] S23 W22 N3 FOP=[YR=2006] W24 N8 E1 R4 D4 E6 R4 U4 N3 E9 S11$ N20 E22$ W22 S9 W9 S3 D4 L4 W6 U4 L4 N39 FSP=[YR=2006] N14 E14 S14 W14$ E14 N14$ PTR=[YR=2006] W70 FUS=[YR=2006] E14 S4 E4 N4 E26 S25 W21 N8 W9 S15 D4 L4 W6 L4 U4 N32$ E70$.

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	0	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	89	1,780	
2	0855	CONC PAVER	0	0	0	0	670.00	SF	10.00	10.00	100	2006	2006	3	86	5,762	
3	0855	CONC PAVER	0	0	11	3	33.00	SF	10.00	10.00	100	2006	2006	3	86	284	

LAND DESCRIPTION

TOTAL OB/XF 7,826

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	0	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 06/24/2024 BY HS Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 07/30/2025 BY SYS