

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 Floor	11	CLAY TILE	70		
Interior Floor	14	CARPET	30		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		2	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,374	100	2015	2,374	442,960
FGR	483	55	2015	266	49,632
FOP	132	30	2015	40	7,463
FSP	192	40	2019	77	14,367
FST	15	55	2015	8	1,493
TOTALS	3,196			2,765	515,916

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%	- 2016								
Heated Area: 2374						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		515,916	
TOTAL MARKET OB/XF VALUE		5,884	
TOTAL LAND VALUE - MARKET		150,000	
TOTAL MARKET VALUE		671,800	
SOH/AGL Deduction		296,495	
ASSESSED VALUE		375,305	
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE		324,583	
TOTAL JUST VALUE		671,800	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		648,269	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20141180	CO ISSUED	0	06/12/2015
20141180	NEW CONSTR	264,144	06/03/2014
20141182	ROOF	0	06/03/2014
20080207	NEW CONSTR	250,000	02/12/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2093/0604	12/24/2016	QC	U	I	11	100
GRANTOR: RILEY TODD M & JULIAN						
GRANTEE: RILEY TODD M & JULI						
2011/1935	10/27/2015	WD	Q	I	01	368,500
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: RILEY TODD M & JULI						

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	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00	100	2015	2015	3	96	1,920	
2	0855	CONC PAVER	0	100	0	544.00	SF	7.00	7.00	100	2015	2015	3	95	3,618	
3	0855	CONC PAVER	0	100	0	52.00	SF	7.00	7.00	100	2015	2015	3	95	346	

TOTAL OB/XF												5,884				
623 E SPANISH WAY, FERNANDINA BEACH																
BLD DATE		LGL DATE		03/13/2024		MLU										
XF DATE		LAND DATE														
INC DATE		AG DATE														

BUILDING NOTES																

BUILDING DIMENSIONS																
BAS=[YR=2015] W24 FSP=[YR=2019] W16 S12 E16 N12 S12 W16 S58 E1 FOP=[YR=2015] S8 E18 FGR=[YR=2015] S4 E21 N23 W6 FST=[YR=2015] N3 W5 S3 E5 W15 S19 N8 W9 D2 L2 W4 U2 L2 W1 S E1 D2 R2 E4 U2 R2 E9 N11 E10 N3 E5 S3 E6 N59 S.																

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	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							