

BLOCK 254 S 67.5 FT OF N 91 FT
OF W100 FT OF E130 FT OF LOT 1
& S67.5 FT OF N91 FT OF W100

GUALTIERI TIMOTHY D/SPIVEY RACHAEL G
1005 CALLE CORTA
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0254-0013



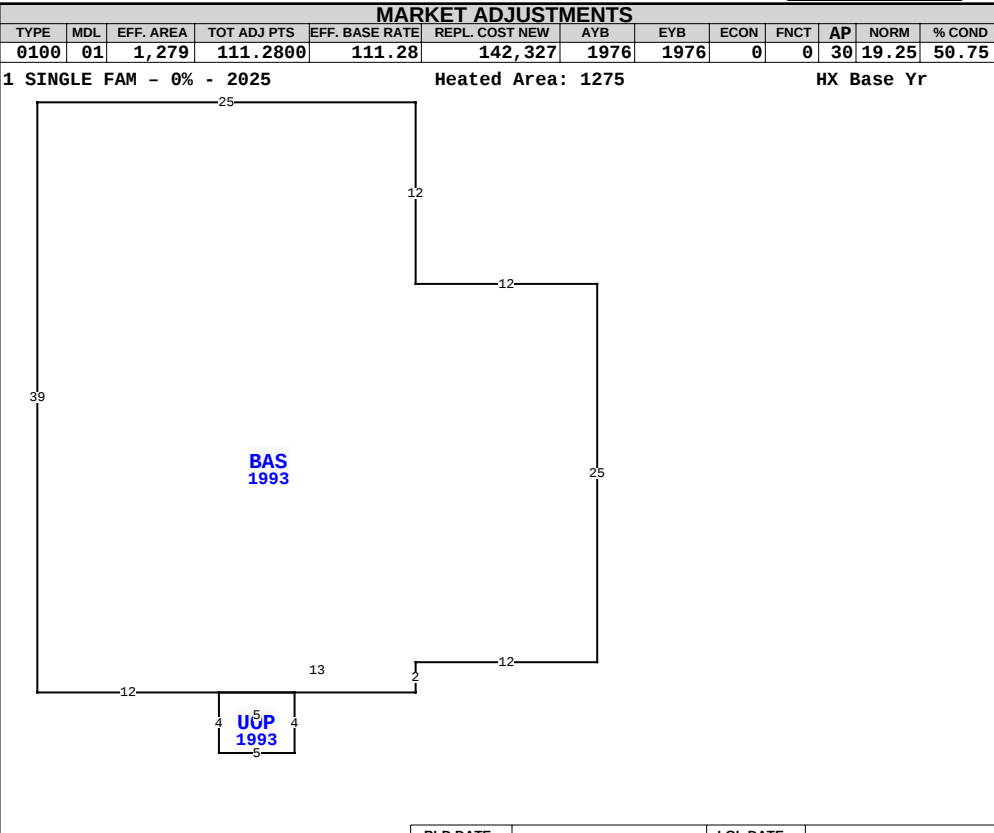
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,275	100	1993	1,275	72,005
UOP	20	20	1993	4	226
TOTALS	1,295			1,279	72,231

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	0	22	10	220.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0	0006	R-1	68.00	100.00	1.00
2	000100	C	RES	0	0006	R-1	68.00	100.00	1.00



1005 CALLE CORTA, FERNANDINA BEACH	BLD DATE		LGL DATE	05/08/2025	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0	0006	R-1	68.00	100.00	1.00
2	000100	C	RES	0	0006	R-1	68.00	100.00	1.00

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					72,231				
TOTAL MARKET OB/XF VALUE					372				
TOTAL LAND VALUE - MARKET					306,000				
TOTAL MARKET VALUE					378,603				
SOH/AGL Deduction					0				
ASSESSED VALUE					378,603				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					378,603				
TOTAL JUST VALUE					378,603				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					419,346				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20061116	ELEC OTHER	100	05/19/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2721/1025	6/25/2024	WD	Q	I	01	465,000	
GRANTOR: BOLD CYPRESS HOMES LL							
GRANTEE: GUALTIERI TIMOTHY D							
2644/1095	5/30/2023	WD	U	I	37	300,000	
GRANTOR: BEDWELL CHARLES R & K							
GRANTEE: BOLD CYPRESS HOMES							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W12 N12 W25 S39 E12 UOP=[YR=1993] S4 E5 N4 W5 \$ E13 N2 E12 N25 \$.									