

LOT 21
IN OR 1853/1812
ISLE DE MAI AT AMELIA PB 7/12

GALPIN CARL W JR & VICTORIA A
537 SPANISH WAY WEST
FERNANDINA BEACH, FL 32034

2026

00-00-31-087I-0021-0000



BUILDING CHARACTERISTICS		
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 Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
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	2,180	100	2012	2,180	389,682
FGR	380	55	2012	209	37,360
FOP	78	30	2012	23	4,111
FSP	190	40	2013	76	13,586
FST	20	55	2012	11	1,966
TOTALS	2,848			2,499	446,705

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0003	R-1	0.00	0.00	1.00

REVIEW DATE 01/01/2023 BY CD

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0500	01	2,499	104.6976	191.18	477,759	2012	2012	0	0
1 SFR CUST 100% - 2014 Heated Area: 2180 HX Base Yr 2014									
537 W SPANISH WAY, FERNANDINA BEACH									
BLD DATE						LGL DATE			
XF DATE						LAND DATE	05/06/2026		
INC DATE						AG DATE	MLU		

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	100	0003	R-1	0.00	0.00	1.00

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	100	0003	R-1	0.00	0.00	1.00

Total Acres: 0.00 Total Land Value: 155,000 Market: 0 Agricultural: 0 Common: 155,000

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					446,705				
TOTAL MARKET OB/XF VALUE					1,880				
TOTAL LAND VALUE - MARKET					155,000				
TOTAL MARKET VALUE					603,585				
SOH/AGL Deduction					268,620				
ASSESSED VALUE					334,965				
TOTAL EXEMPTION VALUE					51,411				
BASE TAXABLE VALUE					283,554				
TOTAL JUST VALUE					603,585				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					613,020				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121363	IRR HDS	1,300	07/10/2012
20120423	NEW CONSTR	2,000	03/14/2012
20120332	NEW CONSTR	2,000	03/01/2012
20120120	NEW CONSTR	223,315	01/24/2012
20120121	REMODEL	3,000	01/24/2012

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1853/1812	4/23/2013	WD	Q	I	02	329,900	
GRANTOR: SEDA CONSTRUCTION COM							
GRANTEE: GALPHIN CARL W JR &							
1298/0535	2/28/2005	WD	U	V	19	395,500	
GRANTOR: SEASIDE PPR INC							
GRANTEE: SEDA CONSTRUCTION C							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2012] W14 FSP=[YR=2013] N5 W22 S5 E1 S4 E20 N4 E1\$ W1 S4 W20 N4 W15 S42 FGR=[YR=2012] S20 E20 N20 W11 FST=[YR=2012] W5 S4 E5 N4\$ S4 W5 N4 W4\$ E20 S7 E9 FOP=[YR=2012] S5 E10 N7 W2 N2 W6 S4 W2\$ E2 N4 E6 S2 E13 N47\$.									