

LOT 25  
IN OR 1743/1520  
ISLE DE MAI AT AMELIA PB 7/12

CHERRY CHRISTOPHER & ELIZABETH M  
521 SPANISH WAY WEST  
FERNANDINA BEACH, FL 32034

2026

00-00-31-087I-0025-0000



| 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            | 11 | CLAY TILE 70   |
| Interior Floo            | 14 | CARPET 30      |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 5 100          |
| Bathrooms                |    | 4 100          |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 2. | 2. 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       | 2,248            | 100         | 2011 | 2,248        | 404,058              |
| FGR       | 483              | 55          | 2011 | 266          | 47,811               |
| FOP       | 50               | 30          | 2011 | 15           | 2,696                |
| FOP       | 256              | 30          | 2011 | 77           | 13,840               |
| FUS       | 336              | 100         | 2011 | 336          | 60,393               |
| FUS       | 401              | 100         | 2011 | 401          | 72,076               |

TOTALS 3,774 3,343 600,875

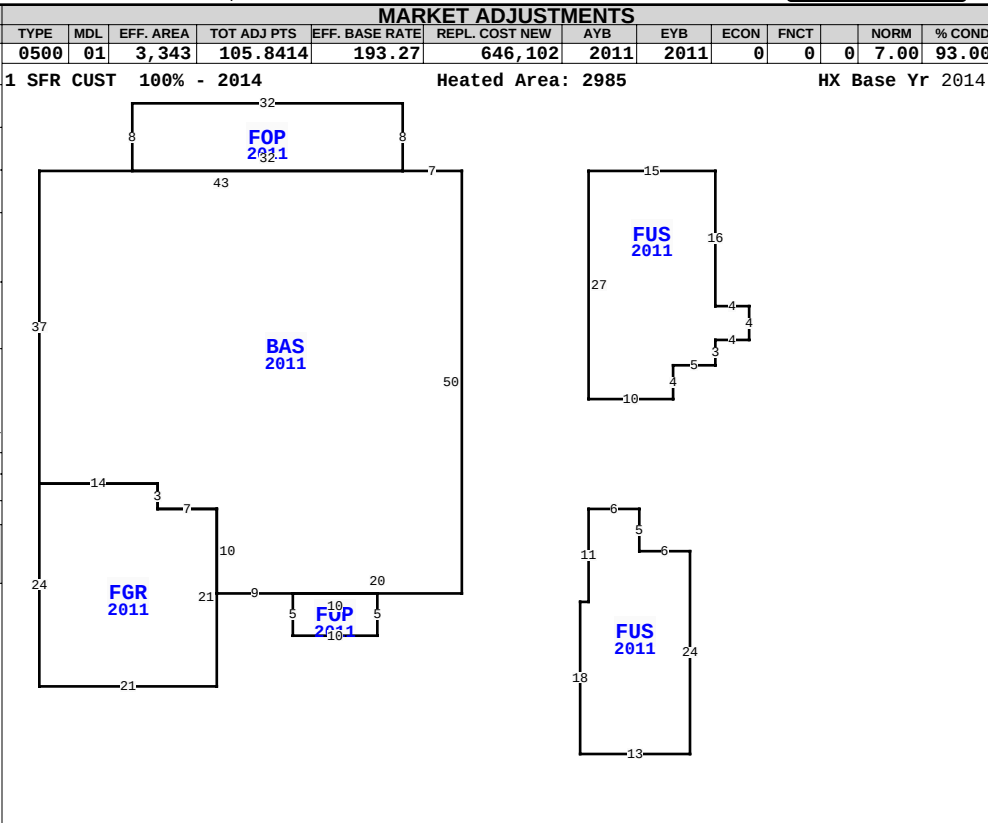
EXTRA FEATURES

| 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   | 0500       | FP-PRE FAB  | 0 100   | 0 0 | 1.00  | UT | 3,500.00 | 3,500.00       | 100       | 2011    | 2011        | 3 | 93     | 3,255           |       |

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   | 000134   | C   | RES POND             | 100 | 0003 | R-1      | 0.00  | 0.00  | 1.00        | LT        |     | 1.00     | 1.00   | 1.10    | 155,000.00 | 170,500.00     | 170,500    |                             |      |         |      |     |    |        |

REVIEW DATE 01/01/2023 BY CD



521 W SPANISH WAY, FERNANDINA BEACH

BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/06/2026 MLU

| TOTAL OB/XF 3,255 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|-------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
|-------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|

NASSAU COUNTY PROPERTY PAGE 1 of 1 2

| VALUATION SUMMARY         |  | STANDARD               |
|---------------------------|--|------------------------|
| VALUATION BY              |  | Tax Group: 2 Tax Dist: |
| BUILDING MARKET VALUE     |  | 600,875                |
| TOTAL MARKET OB/XF VALUE  |  | 3,255                  |
| TOTAL LAND VALUE - MARKET |  | 170,500                |
| TOTAL MARKET VALUE        |  | 774,630                |
| SOH/AGL Deduction         |  | 350,051                |
| ASSESSED VALUE            |  | 424,579                |
| TOTAL EXEMPTION VALUE     |  | 51,411                 |
| BASE TAXABLE VALUE        |  | 373,168                |
| TOTAL JUST VALUE          |  | 774,630                |
| NCON VALUE                |  | 0                      |
| INCOME VALUE              |  |                        |
| PREVIOUS YEAR MKT VALUE   |  | 781,636                |

| PERMIT NUM | DESCRIPTION | AMT   | ISSUED     |
|------------|-------------|-------|------------|
| 20111198   | REMODEL     | 250   | 07/22/2011 |
| 20110388   | OTHER       | 1,300 | 03/18/2011 |
| 20102074   | H/AC        | 9,100 | 12/06/2010 |
| 20101796   | NEW CONSTR  | 9,000 | 10/18/2010 |
| 20101726   | NEW CONSTR  | 2,000 | 10/05/2010 |
| 20101303   | NEW CONSTR  | 4,600 | 08/06/2010 |

| SALES DATA                     |           |           |     |     |        |            |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1743/1520                      | 6/03/2011 | WD        | Q   | I   | 02     | 370,000    |
| GRANTOR: SEDA CONSTRUCTION COM |           |           |     |     |        |            |
| GRANTEE: CHERRY CHRISTOPHER    |           |           |     |     |        |            |
| 1390/0672                      | 2/21/2006 | WD        | U   | V   | 19     | 847,500    |
| GRANTOR: SEASIDE PPR INC       |           |           |     |     |        |            |
| GRANTEE: SEDA CONSTRUCTION C   |           |           |     |     |        |            |

| BUILDING NOTES                                                |  |  |  |  |  |  |
|---------------------------------------------------------------|--|--|--|--|--|--|
| BAS=[YR=2011] W7 FOP=[YR=2011] N8 W32 S8 E32\$ W43 S37        |  |  |  |  |  |  |
| FGR=[YR=2011] S24 E21 N21 W7 N3 W14\$ E14 S3 E7 S10 E9        |  |  |  |  |  |  |
| FOP=[YR=2011] S5 E10 N5 W10\$ E20 N50\$ PTR=E15 FUS=[YR=2011] |  |  |  |  |  |  |
| E15 S16 E4 S4 W4 S3 W5 S4 W10 N27\$W15\$ PTR= E15 S40         |  |  |  |  |  |  |
| FUS=[YR=2011] E6 S5 E6 S24 W13 N18 E1 N11\$ W15 N40\$.        |  |  |  |  |  |  |

| BUILDING DIMENSIONS |  |  |  |  |  |  |
|---------------------|--|--|--|--|--|--|
|---------------------|--|--|--|--|--|--|

BAS=[YR=2011] W7 FOP=[YR=2011] N8 W32 S8 E32\$ W43 S37  
FGR=[YR=2011] S24 E21 N21 W7 N3 W14\$ E14 S3 E7 S10 E9  
FOP=[YR=2011] S5 E10 N5 W10\$ E20 N50\$ PTR=E15 FUS=[YR=2011]  
E15 S16 E4 S4 W4 S3 W5 S4 W10 N27\$W15\$ PTR= E15 S40  
FUS=[YR=2011] E6 S5 E6 S24 W13 N18 E1 N11\$ W15 N40\$.

Market: 0 Agricultural: 0 Common: 170,500 PRINTED 07/09/2026 BY SYS