



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
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	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	2,149	100	2014	2,149	395,012
FGR	419	55	2014	230	42,276
FOP	52	30	2014	16	2,941
FOP	181	30	2014	54	9,926
FST	20	55	2014	11	2,022
TOTALS	2,821			2,460	452,178

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
3	0504	FP-ELECTRI	0 100	0	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

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0500	01	2,460	106.5216	194.51	478,495	2014	2014	0	0
1 SFR CUST 100% - 2020 Heated Area: 2149 HX Base Yr									
503 W SPANISH WAY, FERNANDINA BEACH									

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

TOTAL OB/XF									
1,900									
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

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			452,178
TOTAL MARKET OB/XF VALUE			1,900
TOTAL LAND VALUE - MARKET			155,000
TOTAL MARKET VALUE			609,078
SOH/AGL Deduction			0
ASSESSED VALUE			609,078
TOTAL EXEMPTION VALUE		13	609,078
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			609,078
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			611,520

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20140735	NEW CONSTR	237,454	04/15/2014

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2268/1728	4/10/2019	WD	Q	I	01	415,000			
GRANTOR: SIMPSON JONATHAN P &									
GRANTEE: ABDO JONATHAN W & C									
1955/0174	12/23/2014	WD	Q	I	01	338,900			
GRANTOR: SEDA CONSTRUCTION COM									
GRANTEE: SIMPSON JONATHAN P									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2014] W18 FOP=[YR=2014] N5 W21 S5 E1 S4 E19 N4 E1\$ W1 S4 W19 N4 W12 S52 E10 FOP=[YR=2014] S4 E10 N4 W2 N2 W6 S2 W2\$ E2 N2 E6 S2 E13 FGR=[YR=2014] S4 E19 N25 W5 FST=[YR=2014] W5 S4 E5 N4\$ S4 W14 S17\$ N17 E9 N4 E10 N31\$.									