LOT 37
ISLE DE MAI AT AMELIA PB 7/12

KELLIHER STEPHEN J JR & SUSAN P
532 SPANISH WAY WEST
FERNANDINA BEACH, FL 32034

2026

00-00-31-087I-0037-0000

NASSAU COUNTY PROPERTY

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 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

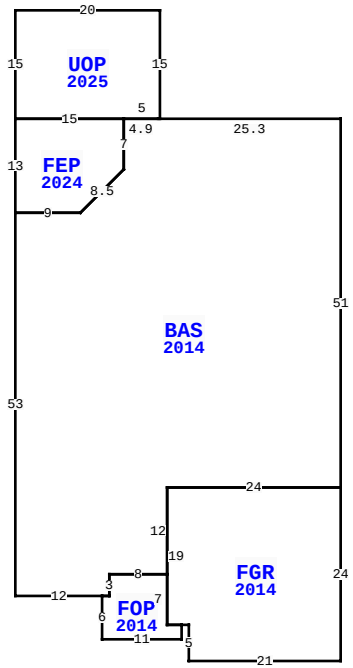
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1079.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,409	100	2014	2,409	437,294
FEP	177	80	2024	142	25,777
FGR	561	55	2014	309	56,091
FOP	82	30	2014	25	4,538
UOP	300	20	2025	60	10,891
TOTALS	3,529			2,945	534,591

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,945	105.1954	192.09	565,705	2014	2014	0	0	0	5.50	94.50

1 SFR CUST 100% - 2020 Heated Area: 2409 HX Base Yr 2020



532 W SPANISH WAY, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		534,591
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		155,000
TOTAL MARKET VALUE		689,591
SOH/AGL Deduction		249,612
ASSESSED VALUE		439,979
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		388,568
TOTAL JUST VALUE		689,591
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		693,968

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2024-0259	SUNROOM		05/16/2024
20132790	NEW CONSTR	4,000	12/10/2013
20132318	NEW CONSTR	275,063	10/02/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2290/0196	7/15/2019	WD	Q	I	01	450,000
GRANTOR: CHAVIS JONATHAN W & T						
GRANTEE: KELLIHER STEPHEN J						
1986/0574	6/04/2015	WD	Q	I	01	335,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: CHAVIS JONATHAN W &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014;ORIG=0,0] U0L25.3 D0L4.9 S7 D6L6 W9 S53 E12 E1 N3 E8 N12 E24 N51 $
FGR=[YR=2014;ORIG=-22,70] E1 S5 E21 N24 W24 S19 E2 $
FEP=[YR=2024;ORIG=-30,0] W15 S13 E9 U6R6 N7 $
FOP=[YR=2014;ORIG=-33,66] S6 E11 N2 W2 N7 W8 S3 W1 $
UOP=[YR=2025;ORIG=-25,-15] W20 S15 E15 E5 N15 $
.

EXTRA FEATURES

LN	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

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	155,000.00	155,000.00	155,000							

REVIEW DATE 10/29/2024 BY DJ Total Acres: 0.00 Total Land Value: 155,000 Market: 0 Agricultural: 0 Common: 155,000 PRINTED 07/09/2026 BY SYS