

LOT 40
IN OR 1962/1165
ISLE DE MAI AT AMELIA PB 7/12

KOVALCIK RADOSLAV & KATARZYNA
544 SPANISH WAY W
FERNANDINA BEACH, FL 32034

2026

00-00-31-087I-0040-0000



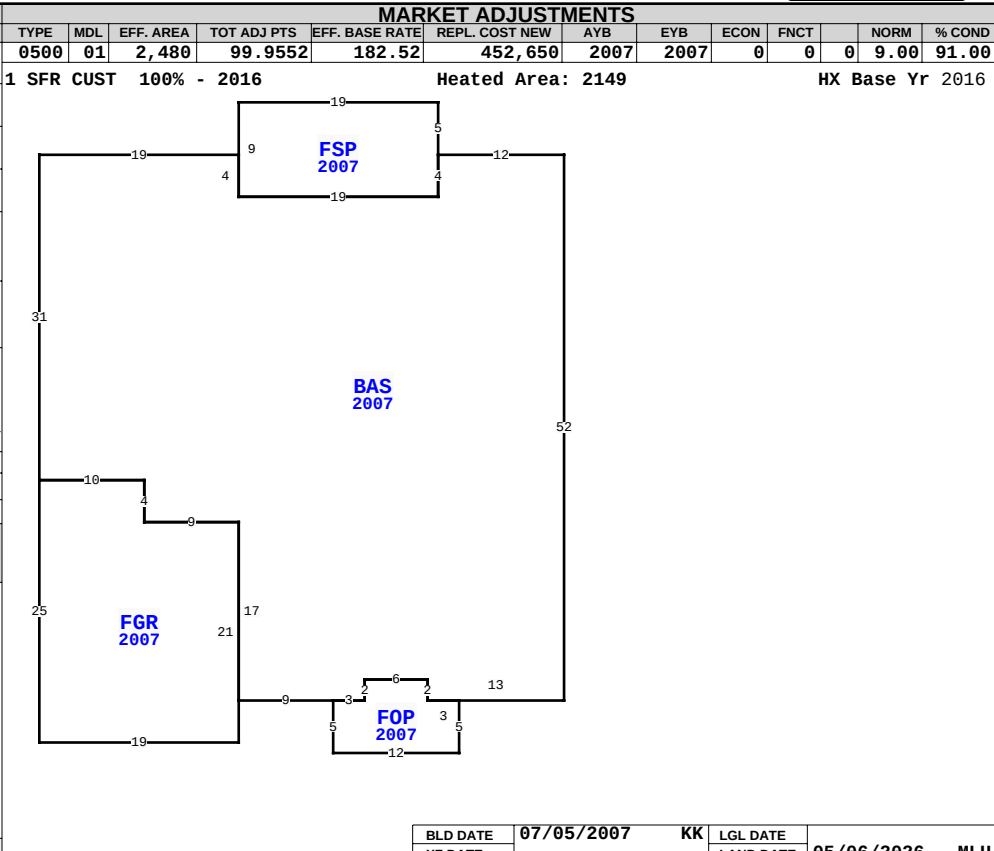
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	2007	2,149	356,934
FGR	439	55	2007	241	40,028
FOP	72	30	2007	22	3,654
FSP	171	40	2007	68	11,294
TOTALS	2,831			2,480	411,912

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	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



544 W SPANISH WAY, FERNANDINA BEACH	BLD DATE 07/05/2007	KK	LGL DATE	05/06/2026	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		411,912	
TOTAL MARKET OB/XF VALUE		1,780	
TOTAL LAND VALUE - MARKET		155,000	
TOTAL MARKET VALUE		568,692	
SOH/AGL Deduction		245,715	
ASSESSED VALUE		322,977	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		271,566	
TOTAL JUST VALUE		568,692	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		574,885	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20070250	OTHER	1,640	02/12/2007
20062559	H/AC	5,000	11/16/2006
20062545	ELEC OTHER	2,000	11/14/2006
20062237	NEW CONSTR	250,000	09/26/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1962/1165	2/11/2015	WD	Q	I	01
GRANTOR: CLARK JOHN C & MARY E					
GRANTEE: KOVALCIK RADOSLAV &					
1500/0334	5/21/2007	WD	Q	I	
GRANTOR: SEDA CONSTRUCTION COM					
GRANTEE: CLARK JOHN C & MARY					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2007] W12 FSP=[YR=2007] N5 W19 S9 E19 N4\$ S4 W19 N4 W19 S31 FGR=[YR=2007] S25 E19 N21 W9 N4 W10\$ E10 S4 E9 S17 E9 FOP=[YR=2007] S5 E12 N5 W3 N2 W6 S2 W3\$ E3 N2 E6 S2 E13 N52\$.									

TOTAL OB/XF									
1,780									
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