LOT 48
ISLE DE MAI AT AMELIA PB 7/12

CAMPBELL SARAH & BRYAN
610 SPANISH WAY EAST
FERNANDINA BEACH, FL 32034

2026

00-00-31-087I-0048-0000

BUILDING CHARACTERISTICS

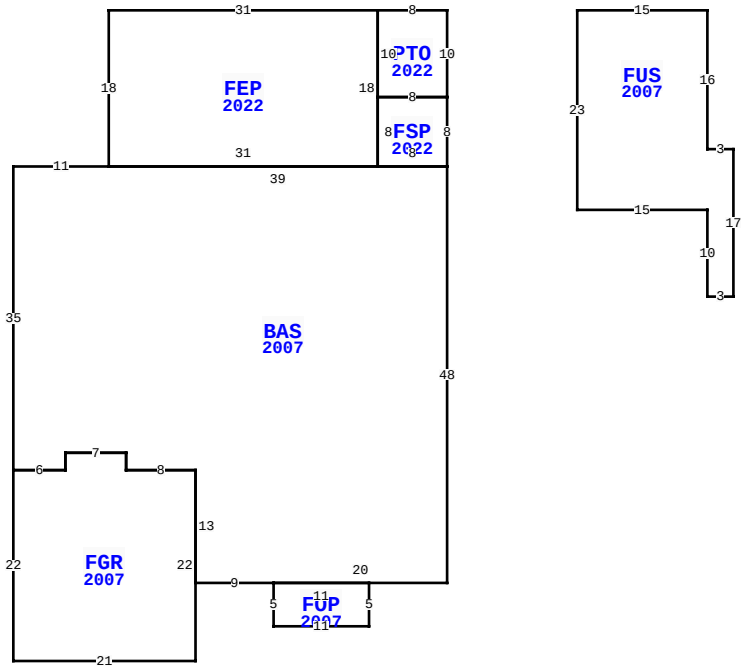
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,113	100	2007	2,113	342,475
FEP	558	80	2022	446	72,288
FGR	476	55	2007	262	42,465
FOP	55	30	2007	16	2,594
FSP	64	40	2022	26	4,214
FUS	396	100	2007	396	64,184
PTO	80	5	2022	4	648
TOTALS	3,742			3,263	528,867

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,263	97.5384	178.11	581,173	2007	2007	0	0	0	9.00	91.00

1 SFR CUST 100% - 2026 Heated Area: 2509 HX Base Yr 2026



BLD DATE	07/05/2007	KK	LGL DATE	
XF DATE			LAND DATE	05/06/2026 MLU
INC DATE			AG DATE	

610 E SPANISH WAY, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	528,867
TOTAL MARKET OB/XF VALUE	1,780
TOTAL LAND VALUE - MARKET	155,000
TOTAL MARKET VALUE	685,647
SOH/AGL Deduction	213,491
ASSESSED VALUE	472,156
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	420,745
TOTAL JUST VALUE	685,647
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	690,336

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211647	ADDITION	0	12/01/2021
20070248	OTHER	1,640	02/12/2007
20062069	H/AC	6,427	09/09/2006
20061872	ELEC OTHER	2,000	08/07/2006
20061788	DEMOLITION	0	07/26/2006
20061789	NEW CONSTR	250,000	07/26/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2764/1376	1/31/2025	WD	Q	I	01	889,500
GRANTOR: MANN PAUL E & DIANE L						
GRANTEE: CAMPBELL SARAH & BR						
2695/1054	2/22/2024	WD	Q	I	01	810,000
GRANTOR: CASTO L JACK JR & LIN						
GRANTEE: MANN PAUL E & DIANE						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2022] W8 FEP=[YR=2022] W31 S18 BAS=[YR=2007] W11 S35 FGR=[YR=2007] S22 E21 N22 W8 N2 W7 S2 W6$ E6 N2 E7 S2 E8 S13 E9 FOP=[YR=2007] S5 E11 N5W11$ E20 N48 FSP=[YR=2022] N8W8S8 E8$ W39$ E31 N18$ S10 E8 N10$ PTR=E15 FUS=[YR=2007] E15 S16 E3 S17 W3 N10 W15 N23$W15$.

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
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	89	1,780	

LAND DESCRIPTION

TOTAL OB/XF 1,780

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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 155,000 Market: 0 Agricultural: 0 Common: 155,000 PRINTED 07/09/2026 BY SYS