LOT 55
ISLE DE MAI AT AMELIA PB 7/12

KIRK RAYMOND JAMES & PICOULT FRANCINE L/E/
652 SPANISH WAY EAST
FERNANDINA BEACH, FL 32034

2026

00-00-31-087I-0055-0000

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		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

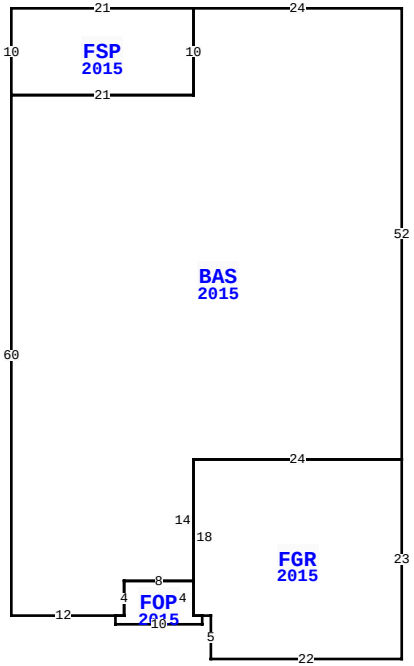
NEIGHBORHOOD/LOC 1079.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,476	100	2015	2,476	456,821
FGR	542	55	2015	298	54,981
FOP	42	30	2015	13	2,399
FSP	210	40	2015	84	15,498
TOTALS	3,270			2,871	529,698

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,871	106.3563	194.21	557,577	2015	2015	0	0	0	5.00	95.00

1 SFR CUST 100% - 2023 Heated Area: 2476 HX Base Yr 2023



652 E SPANISH WAY, FERNANDINA BEACH

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

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2015	2015	3	96	3,360	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		529,698
TOTAL MARKET OB/XF VALUE		3,360
TOTAL LAND VALUE - MARKET		155,000
TOTAL MARKET VALUE		688,058
SOH/AGL Deduction		0
ASSESSED VALUE		688,058
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		636,647
TOTAL JUST VALUE		688,058
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		690,883

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20142104	CO ISSUED	0	05/29/2015
20142104	NEW CONSTR	277,731	09/30/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2628/0588	3/28/2023	LE	U	I	11	100
GRANTOR: KIRK RAYMOND JAMES &						
GRANTEE: KIRK RAYMOND JAMES						
2601/0525	11/07/2022	WD	Q	I	02	785,000
GRANTOR: LONDON KRISTEN KANTNE						
GRANTEE: KIRK RAYMOND JAMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W24 FSP=[YR=2015] W21 S10 E21 N10$ S10 W21 S60 E12 FOP=[YR=2015] S1 E10 N1 FGR=[YR=2015] E1 S5 E22 N23 W24 S18 E1$ W1 N4 W8 S4 W1$ E1 N4 E8 N14 E24 N52 $.

LAND DESCRIPTION

TOTAL OB/XF 3,360

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