

REGOLI MICHAEL/STARK AMY
681 SPANISH WAY E
FERNANDINA BEACH, FL 32034

00-00-31-087I-0061-0000

BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall
Roof Structur

1603

WD FR STUC 100
GABLE/HIP 100

Roof Cover

0305

COMP SHNGL 100
DRYWALL 100

Interior Wall

1103

CLAY TILE 60

Interior Floo

1403

CARPET 40

Air Condition

0403

CENTRAL 100

Heating Type

0404

AIR DUCTED 100

Bedrooms

4 100

Bathrooms

2 100

Frame

02

WOOD FRAME 100

Stories

00

0 100

Units

00

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

2,130

100

2008

2,130

372,600

FGR

698

55

2008

384

67,173

FOP

72

30

2008

22

3,848

FSP

181

40

2013

72

12,595

TOTALS

3,081

2,608

456,216

EXTRA FEATURES

L N

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

2008

2008

3

90

1,800

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPHT 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

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MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0500

01

2,608

104.6976

191.18

498,597

2008

2008

0

0

0

8.50

91.50

1 SFR CUST

100% - 2020

Heated Area: 2130

HX Base Yr 2020

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

05/06/2026

MLU

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

Tax Group: 2

Tax Dist:

STANDARD

BUILDING MARKET VALUE

456,216

TOTAL MARKET OB/XF VALUE

1,800

TOTAL LAND VALUE - MARKET

155,000

TOTAL MARKET VALUE

613,016

SOH/AGL Deduction

204,227

ASSESSED VALUE

408,789

TOTAL EXEMPTION VALUE

HX HB

51,411

BASE TAXABLE VALUE

357,378

TOTAL JUST VALUE

613,016

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

625,418

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2877/1542

6/25/2026

WD Q

I

01

732,500

GRANTOR: BLAKE DAVID H & LYNNE

GRANTEE: REGOLI MICHAEL

2117/1422

5/02/2017

WD Q

I

02

395,000

GRANTOR: BAGGETT DAVID K & MAR

GRANTEE: BLAKE DAVID H & LYN

BUILDING NOTES

BAS=[YR=2008] W18 FSP=[YR=2013] N5 W21 S5 E1 S4 E19 N4 E1\$ W1 S4 W19 N4 W12 S52 E9 FOP=[YR=2008] S5 E12 N5 W3 N2 W6 S2 W3\$ E3 N2 E6 S2 E13 FGR=[YR=2008] S4 E19 N2 E10 N24 W20 S4 W9 S18\$ N18 E9 N4 E10 N30\$.