

**GOGGIN TIMOTHY JOHN & ANDREA L/E/
635 SPANISH WAY E
FERNANDINA BEACH, FL 32034**

00-00-31-087I-0069-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structur03WD FR STUC 100 GABLE/HIP 100

Roof Cover Interior Wall Interior FloopInterior Floor Air Condition Heating Type0305141103COMP SHNGL 100 DRYWALL 100 CARPET 60 CLAY TILE 40 CENTRAL 100 AIR DUCTED 100

Bedrooms Bathrooms Frame023 100 2.5 100 WOOD FRAME 100

Stories Units Occupancy1.0001.100 0 100 NONE 100

Quality02Quality Level 02

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA01

NEIGHBORHOOD/LOC1079.00

TOTALS2,9772,591464,516

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0500012,591108.4900198.10513,27720062006009.5090.50

1 SFR CUST100% - 2022Heated Area: 2221HX Base Yr 2022

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS2,22110020062,221398,182

FGR47855200626347,151

FOP74302006223,944

FSP1814020197212,908

FST23552006132,330

NASSAU COUNTY PROPERTY

VALUATION BYTax Group: 2Tax Dist:

BUILDING MARKET VALUE464,516

TOTAL MARKET OB/XF VALUE1,760

TOTAL LAND VALUE - MARKET155,000

TOTAL MARKET VALUE621,276

SOH/AGL Deduction34,308

ASSESSED VALUE586,968

TOTAL EXEMPTION VALUEHX HB51,411

BASE TAXABLE VALUE535,557

TOTAL JUST VALUE621,276

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE625,597

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVOLUMERSN CDPRICE

2863/18634/23/2026LEUII11100

GRANTOR:GOGGIN TIMOTHY JOHN &

GRANTEE:GOGGIN NICOLE

2411/060611/19/2020WDQII01450,000

GRANTOR:LUDWIG JAMES F & SYLV

GRANTEE:GOGGIN TIMOTHY JOHN

BUILDING NOTES

BAS=[YR=2006] W26 FST=[YR=2006] W4 FSP=[YR=2019] W15 S13 E9 R7 U6 U1 L1 N6\$ S6 R1 D1 R3 U3 N4\$ S4 D3 L3 D6 L7 W9 S41 E9 FOP=[YR=2006] S6 E14 FGR=[YR=2006] S15 E22 N22 W18 L4 D3 S4\$ N4 W5 N2 W9\$ E9 S2 E5 U3 R4 E18 N53\$.

EXTRA FEATURES

LNOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10504FP-ELECTRI010001.00UT2,000.002,000.00100200620063881,760

LAND DESCRIPTION

LNUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSMUNIT TYPEDTDPHFAC% CONDTOT ADJUNIT PRICADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES1000003R-10.000.001.00LT1.001.001.00155,000.00155,000.00155,000

REVIEW DATE01/01/2023BYCDTotal Acres: 0.00Total Land Value: 155,000Market: 0Agricultural: 0Common: 155,000PRINTED 07/09/2026 BY SYS