

SPINGARN HAROLD A/BEVERLY DAVID E
538 SANTA MARIA DR
FERNANDINA BEACH, FL 32034

00-00-31-087I-0091-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT		CD	CONSTRUCTION		TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY										
Exterior Wall		16	WD FR STUC 100	0500		01	3,099	103.8312	189.60	587,570	2012	2012	0	0	0	6.50	93.50	VALUATION BY		STANDARD									
Roof Structur		03	GABLE/HIP 100	1		SFR CUST	100%	- 2023	Heated Area: 2626										HX Base Yr 2023										
Roof Cover		03	COMP SHNGL 100															Tax Group: 2		Tax Dist:									
Interior Wall		05	DRYWALL 100															BUILDING MARKET VALUE		549,378									
Interior Floo		11	CLAY TILE 60															TOTAL MARKET OB/XF VALUE		2,870									
Interior Floo		12	HARDWOOD 40															TOTAL LAND VALUE - MARKET		155,000									
Air Condition		03	CENTRAL 100															TOTAL MARKET VALUE		707,248									
Heating Type		04	AIR DUCTED 100															SOH/AGL Deduction		0									
Bedrooms			4 100															ASSESSED VALUE		707,248									
Bathrooms			3 100															TOTAL EXEMPTION VALUE		HX HB 51,411									
Frame		02	WOOD FRAME 100															BASE TAXABLE VALUE		655,837									
Stories		1.	1. 100															TOTAL JUST VALUE		707,248									
Units		0	0 100															NCON VALUE		0									
Occupancy		00	NONE 100															INCOME VALUE											
																		PREVIOUS YEAR MKT VALUE		714,747									
Quality		02	Quality Level 02																										
DOR CODE		0100	SINGLE FAMILY																										
MAP NUM			MKT AREA																										
NEIGHBORHOOD/LOC			1079.00																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	2,626	100	2012	2,626	465,527																								
FGR	680	55	2012	374	66,301																								
FOP	91	30	2012	27	4,786																								
FOP	180	30	2012	54	9,573																								
FST	20	55	2012	11	1,950																								
PTO	16	5	2012	1	178																								
PTO	110	5	2012	6	1,064																								
TOTALS		3,723		3,099	549,378																								
EXTRA FEATURES						538 SANTA MARIA DR, FERNANDINA BEACH										BLD DATE				LGL DATE		05/06/2026		MLU					
																XF DATE				LAND DATE									
																INC DATE				AG DATE									
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	2012	2012	3	94	1,880														
4	0911	SCRN RM A	0 100	0	0	110.00	SF	18.00	18.00	100	2013	2013	3	50	990														