

SPELLMAN FAMILY TRUST/SPELLMAN SUSAN A TRUSTEE
1604 REGATTA DR
FERNANDINA BEACH, FL 32034

00-SB-30-065A-0028-0000

NASSAU COUNTY PROPERTY VALUATION SUMMARY										PAGE 1 of 1		8	
VALUATION BY						STANDARD							
Tax Group: 8						Tax Dist:							
BUILDING MARKET VALUE						691,372							
TOTAL MARKET OB/XF VALUE						48,340							
TOTAL LAND VALUE - MARKET						500,000							
TOTAL MARKET VALUE						1,239,712							
SOH/AGL Deduction						469,056							
ASSESSED VALUE						770,656							
TOTAL EXEMPTION VALUE						HX HB WX		56,411					
BASE TAXABLE VALUE						714,245							
TOTAL JUST VALUE						1,239,712							
NCON VALUE						0							
INCOME VALUE													
PREVIOUS YEAR MKT VALUE						1,197,819							
PERMIT NUM			DESCRIPTION			AMT			ISSUED				
R11108			REPAIR/RRF			2,920			03/01/2008				
M13656			MECH OTHER			0			03/01/2008				
B21123			ADDITION			0			02/01/2008				
B0311990			XFOB			9,042			11/01/2003				
B0311331			SWIM POOL			17,000			06/01/2003				
B9805009			NEW CONSTR			230,000			05/01/1998				
SALES DATA													
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE					
2184/1449		3/19/2018		WD	U	I	11	100					
GRANTOR:SUSAN A SPELLMAN TRUS													
GRANTEE:SPELLMAN FAMILY TRU													
1096/1592		11/25/2002		WD	Q	I		875,000					
GRANTOR:COTTLE STANLEY H & DE													
GRANTEE:SPELLMAN SUSAN A TR													
BUILDING NOTES													
BUILDING DIMENSIONS													
FSP=[YR=2008] W25 BAS=[YR=1998] N2 W19 PT0=[YR=1998] N4 W7 S4 E7\$ W17 S4 STP=[YR=1998] W2 S9 E2 N9\$ S36 FGR=[YR=1998] W12 S24 E21 N15 E2 N3 W2 N6 W9\$ E9 S6 E2 S3 W2 S16 E13 N1 E7 N5 FOP=[YR=1998] E11 STP=[YR=1998] S2 E7 N2 W7\$ E7 N7 W18 S7\$ N7 E18 S7 E15 N18 W1 N20 W14 S3 W11 N22\$ S22 E11 N3 E14 STP=[YR=1998] E2 N4 W2 S4\$ N19\$ PTR= E45 FUS=[YR=1998] E11 N21 E15 S30 E10 FUS=[YR=2008] N8 W3 N14 E3 N3 E13 S17 W1 S12 W7 S6 W4 N10 W1 \$ E1 S10 W8 N2 W3 S8 W15 N16 W11 N9\$ W45 \$.													
ND LUE		OTHER ADJUSTMENTS AND NOTES		YEAR	DENSITY	DECL	FRZ	YR	CONSRV				
000,000													
Common: 500,000													
PRINTED 07/09/2026 BY SYS													