

S-28 OF LOT 76
SUB PT OF SEC 4 PB 0/59
IN OR 2312/491

PATCHEN FAMILY TRUST/PATCHEN DONALD D TRUSTEE
3804 FORSYTHE WAY
TALLAHASSEE, FL 32309

2023

00-00-30-0050-000C-0040



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	20	FACE BRICK 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	02
---------	--	----------	----

NEIGHBORHOOD/LOC	2029.00
------------------	---------

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,564	100	1,564	172,206
FOP	42	30	13	1,432
STP	12	10	1	110
USP	176	30	53	5,836
TOTALS	1,794		1,631	179,584

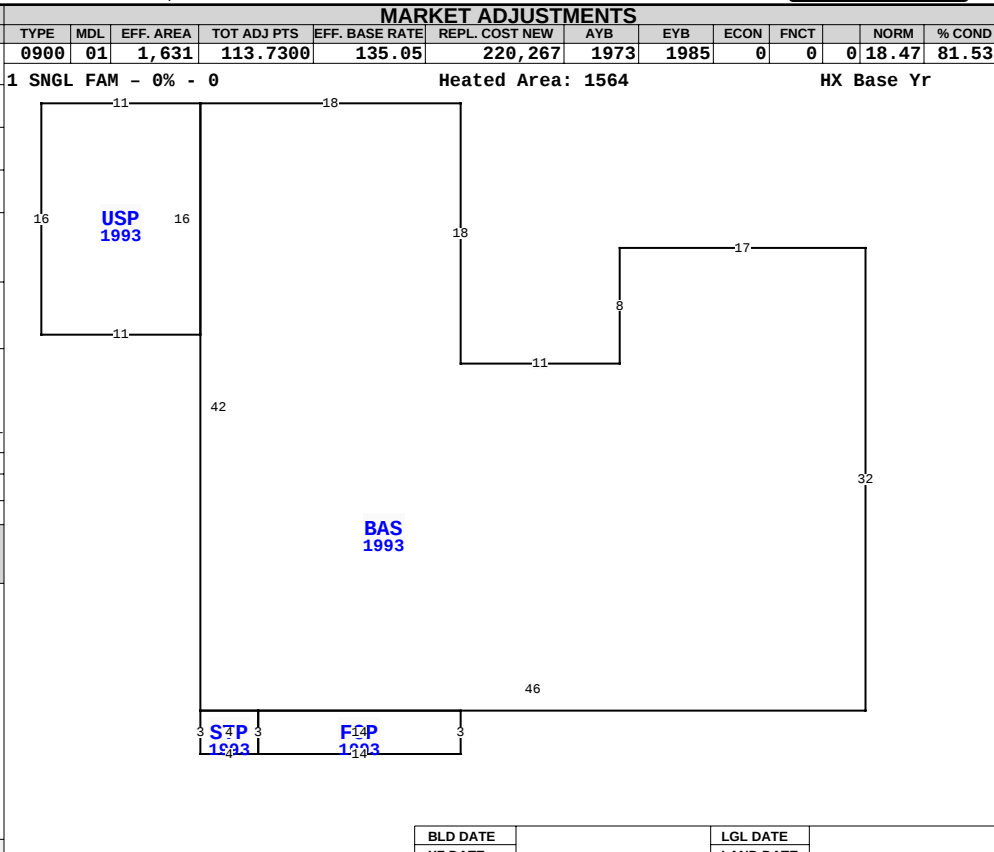
EXTRA FEATURES				
----------------	--	--	--	--

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	0811	CONCRETE B	0	0	58	10	580.00	SF	2.60	2.60	100	1973	1973	3	25	377	
2	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1973	1973	3	34	680	
3	0511	GARAGE CB-	0	0	22	26	572.00	SF	40.00	40.00	100	1981	1981	3	38	8,694	

LAND DESCRIPTION																	
------------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000100	C	SFR	0		RS-2	85.00	150.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000

REVIEW DATE	04/29/2020	BY	DJA
-------------	------------	----	-----



837 DIANE DR, FERNANDINA BEACH

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF	9,751
-------------	-------

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000100	C	SFR	0		RS-2	85.00	150.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000

Total Acres: 0.00	Total Land Value: 100,000	Market: 0	Agricultural: 0
-------------------	---------------------------	-----------	-----------------

NASSAU COUNTY PROPERTY										PAGE 1 of 1	8
------------------------	--	--	--	--	--	--	--	--	--	-------------	---

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		179,584
TOTAL MARKET OB/XF VALUE		9,751
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		289,335
SOH/AGL Deduction		49,934
ASSESSED VALUE		239,401
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		239,401
TOTAL JUST VALUE		289,335
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		241,089

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4258	CHNGE SRVC	2,100	07/13/1992
3757	N/A	6,300	12/15/1986

SALES DATA									
------------	--	--	--	--	--	--	--	--	--

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2312/0491	10/09/2019	QC	U	I	11	100

GRANTOR: PATCHEN DIANE B CARVE

GRANTEE: PATCHEN FAMILY TRUS

0503/0590	11/01/1986	FS	U	I		100
-----------	------------	----	---	---	--	-----

GRANTOR:

GRANTEE:

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
---------------------	--	--	--	--	--	--	--	--	--

BAS=[YR=1993] W17 S8 W11 N18 W18 USP=[YR=1993] W11 S16 E11 N16\$ S42 STP=[YR=1993] S3 E4 FOP=[YR=1993] E14 N3 W14S3\$ N3 W4\$ E46 N32\$.