

LOT 3
IN OR 1882/969
ISLE DE MAI AT AMELIA PB 7/12

POUND JAMES E JR/WALTERS DONNA M
534 PATRIOTS WAY
FERNANDINA BEACH, FL 32034

2023

00-00-31-087I-0003-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	11 CLAY TILE 60
Interior Floo	14 CARPET 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100
Occupancy	00 NONE 100

Quality 03 Quality Level 03

DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 01

NEIGHBORHOOD/LOC 1079.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,111	100	2,111	334,239
FGR	406	55	223	35,308
FOP	55	30	16	2,534
FOP	256	30	77	12,192
FST	72	55	40	6,333
FUS	384	100	384	60,799

TOTALS 3,284 2,851 451,404

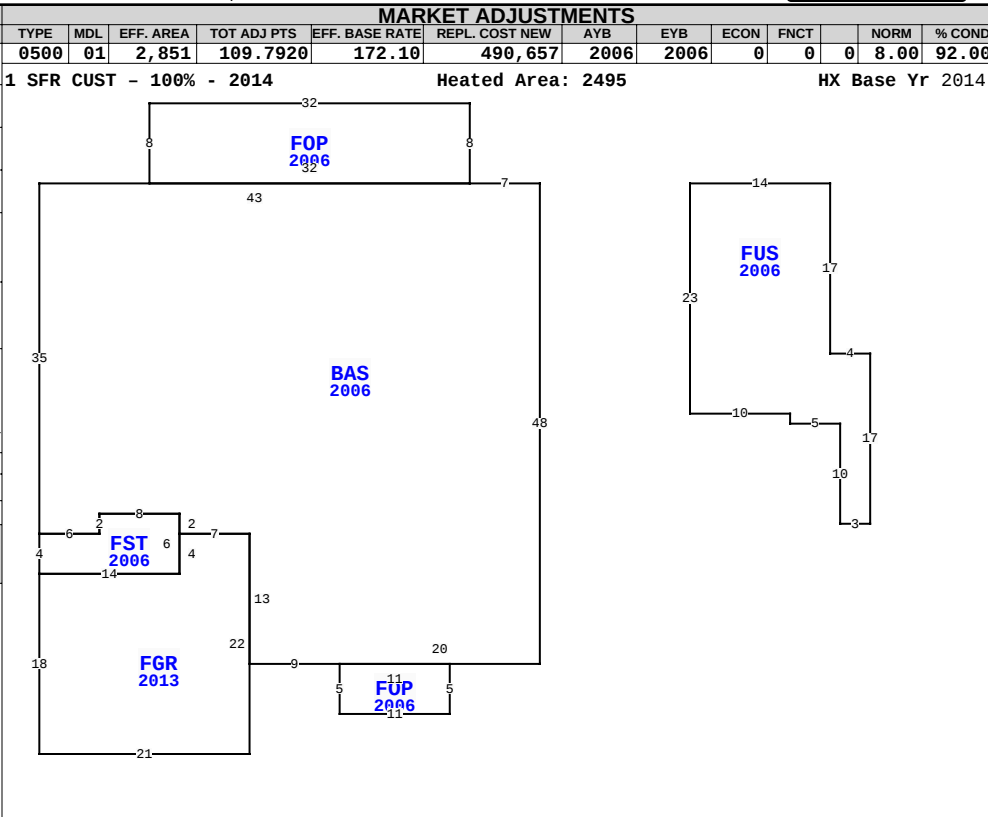
EXTRA FEATURES

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	2006	2006	3	91	1,820	
2	0855	CONC PAVER	0 100	0	0	729.00	SF	10.00	10.00	100	2006	2006	3	88	6,415	
3	0855	CONC PAVER	0 100	0	0	280.00	SF	10.00	10.00	100	2006	2006	3	88	2,464	
4	0910	SCRN RM L	0 100	31	8	248.00	SF	15.00	15.00	100	2006	2006	3	31	1,153	
5	0462	ST/AL FNC	0 100	0	0	744.00	SF	10.00	10.00	100	2014	2014	3	78	5,803	

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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100	0003		0.00	0.00	1.00	LT		1.00	1.00	1.00	140,000.00	140,000.00	140,000							

REVIEW DATE 01/18/2019 BY DJA



534 PATRIOTS WAY, FERNANDINA BEACH

BLD DATE 06/20/2006 KK LGL DATE

XF DATE LAND DATE

INC DATE AG DATE

TOTAL OB/XF 17,655

17,655

17,655

17,655

17,655

17,655

17,655

17,655

17,655

17,655

17,655

17,655

17,655

17,655

17,655

17,655

17,655

17,655

NASSAU COUNTY PROPERTY PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY STANDARD

Tax Group: 2 Tax Dist:

BUILDING MARKET VALUE 451,404

TOTAL MARKET OB/XF VALUE 17,655

TOTAL LAND VALUE - MARKET 140,000

TOTAL MARKET VALUE 609,059

SOH/AGL Deduction 277,500

ASSESSED VALUE 331,559

TOTAL EXEMPTION VALUE HX HB 50,000

BASE TAXABLE VALUE 281,559

TOTAL JUST VALUE 609,059

NCON VALUE 0

INCOME VALUE

PREVIOUS YEAR MKT VALUE 551,476

Total Acres: 0.00 Total Land Value: 140,000 Market: 0 Agricultural: 0 Common: 140,000 PRINTED 08/02/2023 BY SYS