



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
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		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

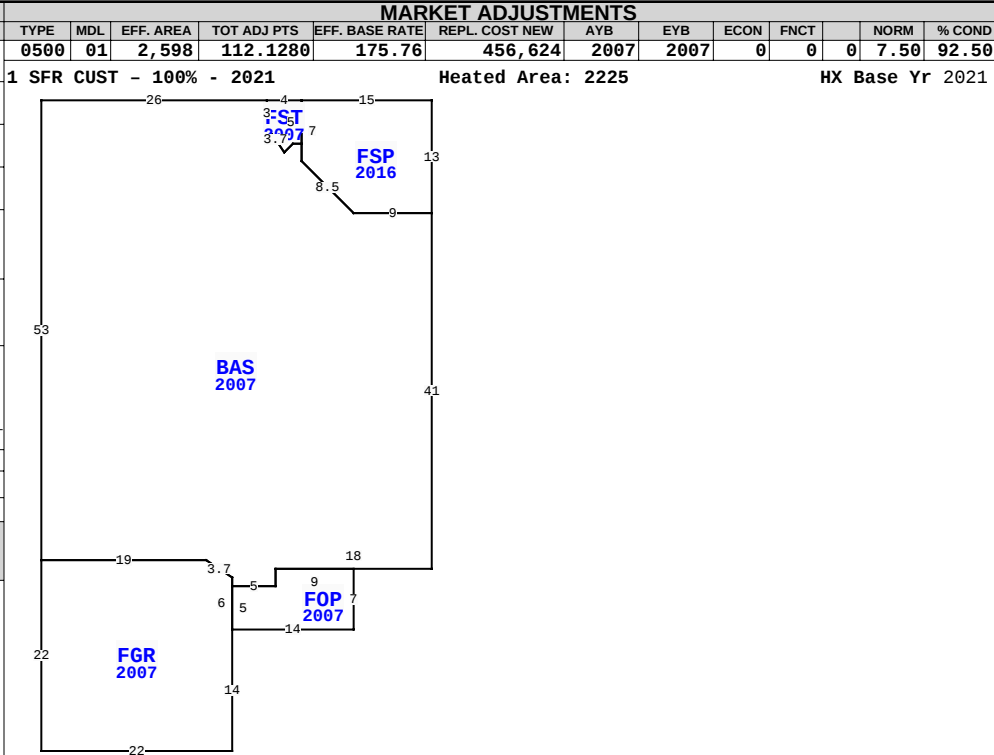
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1079.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,225	100	2,225	361,736
FGR	481	55	265	43,083
FOP	88	30	26	4,227
FSP	177	40	71	11,543
FST	20	55	11	1,788

TOTALS	2,991		2,598	422,377
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00
2	0855	CONC PAVER	0 100	0	0	306.00	SF	10.00	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0003		0.00	0.00	1.00



538 PATRIOTS WAY, FERNANDINA BEACH

BLD DATE	12/12/2006	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	2007	2007	3	92	1,840	
100	2007	2007	3	89	2,723	

TOTAL OB/XF									
4,563									

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		422,377	
TOTAL MARKET OB/XF VALUE		4,563	
TOTAL LAND VALUE - MARKET		140,000	
TOTAL MARKET VALUE		566,940	
SOH/AGL Deduction		177,845	
ASSESSED VALUE		389,095	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		339,095	
TOTAL JUST VALUE		566,940	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		517,549	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20062061	H/AC	5,606	09/06/2006
20061869	ELEC OTHER	2,000	08/07/2006
20061799	OTHER	5,236	07/27/2006
20061701	DEMOLITION	0	07/18/2006
20061702	NEW CONSTR	250,000	07/18/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2638/129	4/19/2023	WD U	I	I	11
GRANTOR: HOLLIS JOSEPH D & LAN					
GRANTEE: HOLLIS FAMILY REVOC					
2382/0671	3/16/2020	WD Q	I	I	01
GRANTOR: MCMANEMON JAMES E					
GRANTEE: HOLLIS JOSEPH D & L					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2007] W26 S53 FGR=[YR=2007] S22 E22 N14 FOP=[YR=2007] E14 N7 W9 S2 W5 S5\$ N6 U2 L3 W19\$ E19 R3 D2 S1 E5 N2 E18 N41 FSP=[YR=2016] N13 W15 FST=[YR=2007] W4 S3 D3 R2 U1 R1 E1 N5\$ S7 D6 R6 E9\$ W9 U6 L6 N2 W1 D1 L1 L2 U3 N3\$.									