LOT 6
IN OR 2203/1097
ISLE DE MAI AT AMELIA PB 7/12

ZEBRASKY STEVEN & VALERIE
PO BOX 15332
FERNANDINA BEACH, FL 32035

**2023**

**00-00-31-087I-0006-0000**

## BUILDING CHARACTERISTICS

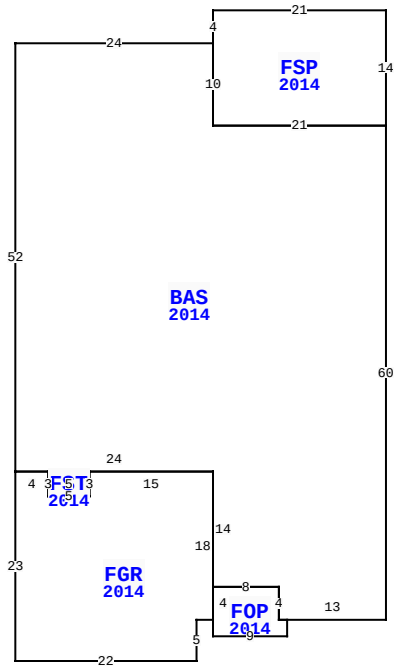
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 80 |
| Interior Floo | 14 | CARPET 20 |
| Air Condition | 03 | CENTRAL 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 | 2,476 | 100 | 2,476 | 399,258 |
| FGR | 527 | 55 | 290 | 46,763 |
| FOP | 50 | 30 | 15 | 2,419 |
| FSP | 294 | 40 | 118 | 19,027 |
| FST | 15 | 55 | 8 | 1,290 |
| TOTALS | 3,362 | | 2,907 | 468,757 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 01 | 2,907 | 107.1600 | 167.97 | 488,289 | 2014 | 2014 | 0 | 0 | 0 | 4.00 | 96.00 |

1 SFR CUST – 100% - 2019 Heated Area: 2476 HX Base Yr 2019




546 PATRIOTS WAY, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 468,757 |
| TOTAL MARKET OB/XF VALUE | | 6,183 |
| TOTAL LAND VALUE - MARKET | | 140,000 |
| TOTAL MARKET VALUE | | 614,940 |
| SOH/AGL Deduction | | 170,164 |
| ASSESSED VALUE | | 444,776 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 394,776 |
| TOTAL JUST VALUE | | 614,940 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 624,658 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20132310 | NEW CONSTR | 4,000 | 10/02/2013 |
| 20131814 | NEW CONSTR | 0 | 08/01/2013 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2203/1097 | 6/07/2018 | WD | Q | I | 02 | 460,000 |
| GRANTOR: DIXON VALERIE A | | | | | | |
| GRANTEE: ZEBRASKY STEVEN & V | | | | | | |
| 1929/0295 | 7/15/2014 | WD | Q | I | 02 | 419,900 |
| GRANTOR: SEDA CONSTRUCTION COM | | | | | | |
| GRANTEE: DIXON VALERIE A | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FSP=[YR=2014] W21 S4 BAS=[YR=2014] W24 S52 FGR=[YR=2014] S23 E22 N5 E2 FOP=[YR=2014] S2 E9 N2 W1 N4 W8 S4$ N18 W15 FST=[YR=2014] W5 S3 E5 N3$ S3 W5 N3 W4$ E24 S14 E8 S4 E13 N60 W21 N10$ S10 E21 N14$.

## EXTRA FEATURES

| LN | 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 | 2014 | 2014 | 3 | 97 | 1,940 | |
| 2 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 570.00 | SF | 7.00 | 7.00 | 100 | 2014 | 2014 | 3 | 95 | 3,791 | |
| 3 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 68.00 | SF | 7.00 | 7.00 | 100 | 2014 | 2014 | 3 | 95 | 452 | |

## LAND DESCRIPTION

TOTAL OB/XF 6,183

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH 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 Total Acres: 0.00 Total Land Value: 140,000 Market: 0 Agricultural: 0 Common: 140,000 PRINTED 08/02/2023 BY SYS