

LOT 10
IN OR 1963/1739
ISLE DE MAI AT AMELIA PB 7/12

COOK MATTHEW C & ALLISON H
562 PATRIOTS WAY
FERNANDINA BEACH, FL 32034

2023

00-00-31-087I-0010-0000



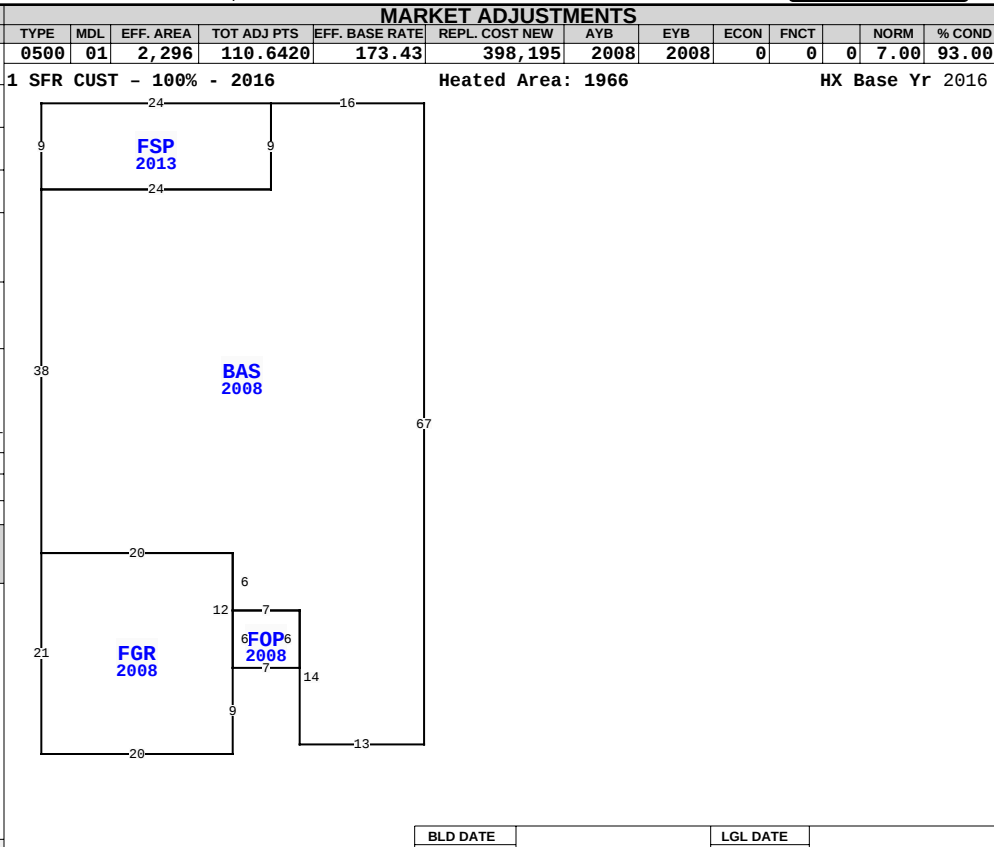
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	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	1,966	100	1,966	317,096
FGR	420	55	231	37,258
FOP	42	30	13	2,097
FSP	216	40	86	13,871
TOTALS	2,644		2,296	370,321

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	
2	0855	CONC PAVER	0	100	17	3	51.00	SF	10.00	10.00	
3	0855	CONC PAVER	0	100	0	0	578.00	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	UNIT TYPE	NOTES
1	000100	C	SFR	100	0003		0.00	0.00	1.00	LT	



562 PATRIOTS WAY, FERNANDINA BEACH											
TOTAL OB/XF 7,521											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											2
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 2						Tax Dist:					
BUILDING MARKET VALUE						370,321					
TOTAL MARKET OB/XF VALUE						7,521					
TOTAL LAND VALUE - MARKET						140,000					
TOTAL MARKET VALUE						517,842					
SOH/AGL Deduction						218,707					
ASSESSED VALUE						299,135					
TOTAL EXEMPTION VALUE						50,000					
BASE TAXABLE VALUE						249,135					
TOTAL JUST VALUE						517,842					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						473,415					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20080061	CO ISSUED	0	07/02/2008
20080524	H/AC	5,150	04/01/2008
20080337	ELEC OTHER	2,000	03/05/2008
20080244	OTHER	6,080	02/19/2008
20080061	NEW CONSTR	250,000	01/15/2008

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1963/1739	2/13/2015	WD	Q	I	02	319,000	
GRANTOR: CHANNEL PARITY REALTY							
GRANTEE: COOK MATTHEW C & AL							
1633/1176	7/24/2009	WD	Q	I	01	291,000	
GRANTOR: SEDA CONSTRUCTION COM							
GRANTEE: CHANNEL PARITY REAL							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2008] W16 FSP=[YR=2013] W24 S9 E24 N9\$ S9 W24 S38 FGR=[YR=2008] S21 E20 N9 FOP=[YR=2008] E7 N6 W7 S6\$ N12 W20\$ E20 S6 E7 S14 E13 N67\$.											