LOT 11
IN OR 1868/1539
ISLE DE MAI AT AMELIA PB 7/12

ALLEN KELLI J & G DOUGLAS
566 PATRIOTS WAY
FERNANDINA BEACH, FL 32034

2023

00-00-31-087I-0011-0000

BUILDING CHARACTERISTICS

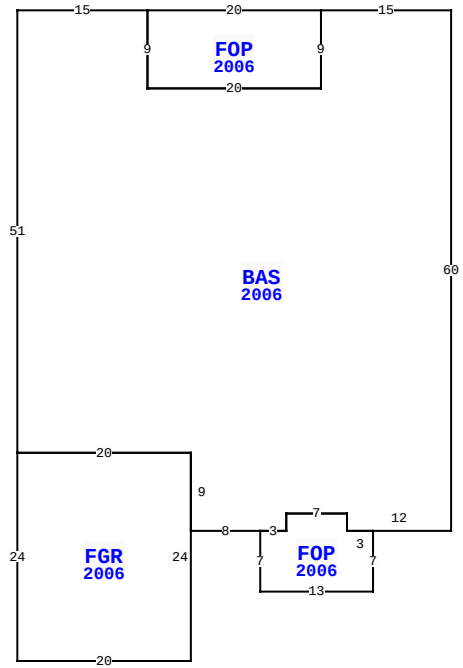
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,626	100	2,626	401,888
FGR	480	55	264	40,403
FOP	105	30	32	4,897
FOP	180	30	54	8,264
TOTALS	3,391		2,976	455,453

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,976	106.1260	166.35	495,058	2006	2006	0	0	0	8.00	92.00

1 SFR CUST – 100% - 2014 Heated Area: 2626 HX Base Yr 2014



566 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		455,453
TOTAL MARKET OB/XF VALUE		47,121
TOTAL LAND VALUE - MARKET		140,000
TOTAL MARKET VALUE		642,574
SOH/AGL Deduction		281,170
ASSESSED VALUE		361,404
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		311,404
TOTAL JUST VALUE		642,574
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		580,217

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20112118	FENCE	4,170	11/22/2011
20070489	XFOB	10,600	03/23/2007
20070333	ELEC OTHER	725	02/22/2007
20070291	SWIM POOL	55,000	02/19/2007
20061656	OTHER	1,640	07/12/2006
20061573	H/AC	5,832	07/06/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1868/1539	7/18/2013	WD	Q	I	01	385,000
GRANTOR: MCLEAN JANIS M						
GRANTEE: ALLEN KELLI J & G D						
1749/1539	8/01/2011	WD	Q	I	01	368,900
GRANTOR: SERRANO JOSE A & ADRI						
GRANTEE: MCLEAN JANIS M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W15 FOP=[YR=2006] W20 S9 E20 N9$ S9 W20 N9 W15 S51 FGR=[YR=2006] S24 E20 N24 W20$ E20 S9 E8 FOP=[YR=2006] S7 E13 N7 W3 N2 W7 S2 W3$ E3 N2 E7 S2 E12 N60$.

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	2006	2006	3	91	1,820	
2	0855	CONC PAVER	0	100	0	0	628.00	SF	10.00	10.00	100	2006	2006	3	88	5,526	
3	0855	CONC PAVER	0	100	26	3	78.00	SF	10.00	10.00	100	2006	2006	3	88	686	
4	0861	POOL GUNIT	0	100	0	0	379.00	SF	85.00	85.00	100	2007	2007	3	52	16,752	
5	0910	SCRN RM L	0	100	0	0	1,358.00	SF	15.00	15.00	100	2007	2007	3	35	7,130	
6	0855	CONC PAVER	0	100	0	0	979.00	SF	10.00	10.00	100	2007	2007	3	89	8,713	
7	0462	ST/AL FNC	0	100	0	0	816.00	SF	10.00	10.00	100	2012	2012	3	71	5,794	
8	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	35	700	

LAND DESCRIPTION

TOTAL OB/XF 47,121

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 01/18/2017 BY DJ Total Acres: 0.00 Total Land Value: 140,000 Market: 0 Agricultural: 0 Common: 140,000 PRINTED 08/02/2023 BY SYS