



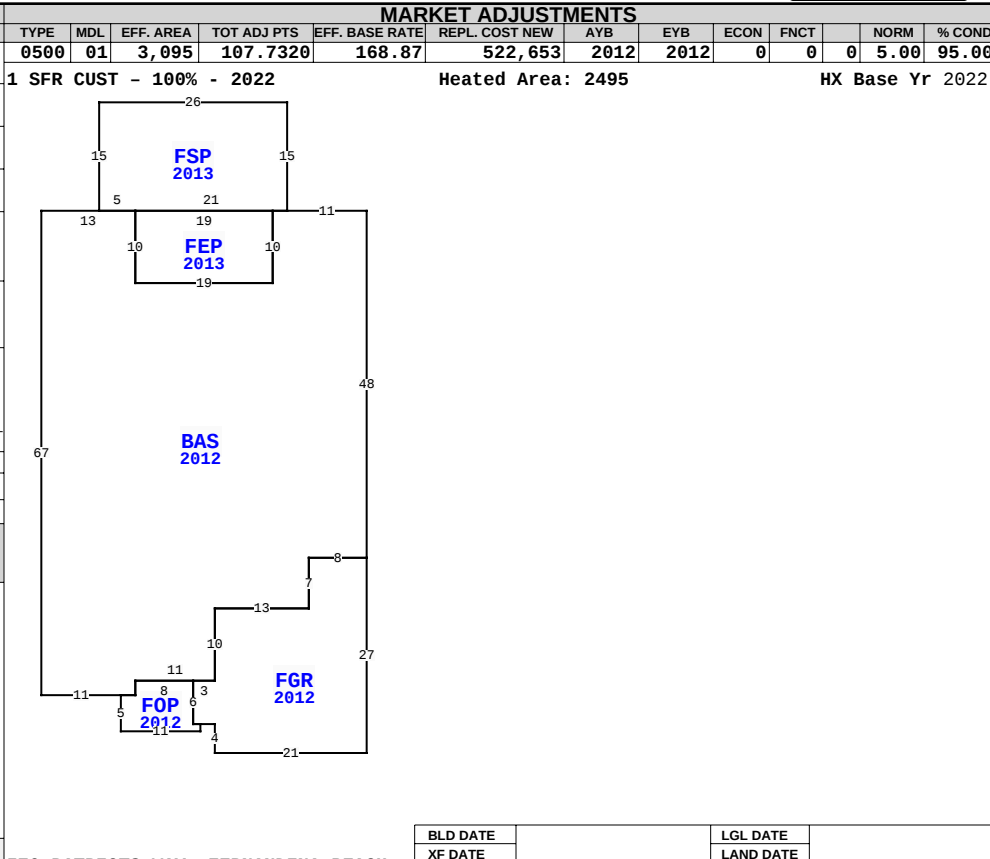
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,495	100	2,495	400,264
FEP	190	80	152	24,385
FGR	494	55	272	43,636
FOP	67	30	20	3,208
FSP	390	40	156	25,027
TOTALS	3,636		3,095	496,520

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	2012	2012	3	96	1,920	
2	0855	CONC PAVER	0	100	0	0	993.00	SF	7.00	7.00	100	2012	2012	3	94	6,534	
3	0855	CONC PAVER	0	100	0	0	42.00	SF	7.00	7.00	100	2012	2012	3	94	276	
4	0855	CONC PAVER	0	100	0	0	825.00	SF	7.00	7.00	100	2013	2013	3	95	5,486	
5	0855	CONC PAVER	0	100	0	0	501.00	SF	7.00	7.00	100	2013	2013	3	95	3,332	

LAND DESCRIPTION			TOTAL OB/XF 17,548													
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
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



570 PATRIOTS WAY, FERNANDINA BEACH										BLD DATE		LGL DATE	
										XF DATE		LAND DATE	
										INC DATE		AG DATE	

NASSAU COUNTY PROPERTY										PAGE 1 of 1 2			
VALUATION SUMMARY										STANDARD			
VALUATION BY										Tax Group: 2			
										Tax Dist:			
BUILDING MARKET VALUE										496,520			
TOTAL MARKET OB/XF VALUE										17,548			
TOTAL LAND VALUE - MARKET										140,000			
TOTAL MARKET VALUE										654,068			
SOH/AGL Deduction										43,974			
ASSESSED VALUE										610,094			
TOTAL EXEMPTION VALUE										55,000			
BASE TAXABLE VALUE										555,094			
TOTAL JUST VALUE										654,068			
NCON VALUE										0			
INCOME VALUE													
PREVIOUS YEAR MKT VALUE										592,324			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122370	SCRM	15,000	11/27/2012
20120100	H/AC	4,725	01/19/2012
20120079	NEW CONSTR	4,000	01/17/2012
20120058	NEW CONSTR	2,000	01/12/2012
20112273	NEW CONSTR	260,156	12/22/2011
20112273	ROOF	3,000	12/22/2011

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2479/1580	7/14/2021	WD	Q	I	02	624,000	
GRANTOR: BRANDON DARRELL W & Y							
GRANTEE: MCMAHON DANIEL B &							
2288/1081	7/09/2019	WD	Q	I	02	509,000	
GRANTOR: BURGER EDWARD W & SHI							
GRANTEE: BRANDON DARRELL W &							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2012] W11 FSP=[YR=2013] N15 W26 S15 E5 FEP=[YR=2013] S10 E19 N10 W19 \$ E21\$ W2 S10 W19 N10 W13 S67 E11 FOP=[YR=2012] S5 E11 N1 FGR=[YR=2012] E2 S4 E21 N27 W8 S7 W13 S10 W3 S6 E1\$ W1 N6 W8 S2 W2\$ E2 N2 E11 N10 E13 N7 E8 N48\$.									