LOT 13
IN OR 2102/1768
ISLE DE MAI AT AMELIA PB 7/12

EWAN DAVID &/EWERS LESLIE
1803 CLINCH AVE
KNOXVILLE, TN 37916

2023

00-00-31-087I-0013-0000

BUILDING CHARACTERISTICS

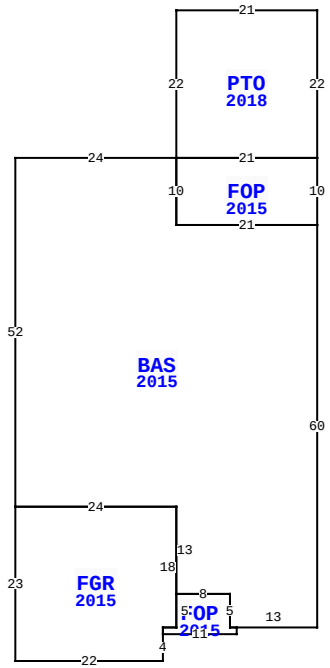
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	2,468	100	2,468	417,950
FGR	542	55	298	50,466
FOP	51	30	15	2,540
FOP	210	30	63	10,669
PTO	462	5	23	3,895
TOTALS	3,733		2,867	485,520

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,867	111.9540	175.49	503,130	2015	2015	0	0	0	3.50	96.50

1 SFR CUST – 0% - 0 Heated Area: 2468 HX Base Yr



2987 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	485,520
TOTAL MARKET OB/XF VALUE	13,234
TOTAL LAND VALUE - MARKET	140,000
TOTAL MARKET VALUE	638,754
SOH/AGL Deduction	139,211
ASSESSED VALUE	499,543
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	499,543
TOTAL JUST VALUE	638,754
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	579,372

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20173946	SCRNROOM	15,975	12/13/2017
2014846	CO ISSUED	0	04/08/2015
2014846	NEW CONSTR	0	07/15/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2102/1768	2/17/2017	WD	Q	I	02	387,000
GRANTOR: BRANDON JOSEPH R & VA						
GRANTEE: EWAN DAVID & LESLIE						
1985/1134	5/28/2015	WD	Q	I	02	379,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: BRANDON JOSEPH R &						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2018] W21 S22 BAS=[YR=2015] W24 S52 FGR=[YR=2015] S23 E22 N4 FOP=[YR=2015] E11N1 W1 N5 W8 S5 W2 S1$ N1 E2 N18 W24$ E24 S13 E8 S5 E13 N60 FOP=[YR=2015] N10 W21 S10 E21$ W21 N10$ E21 N22$.

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	0855	CONC PAVER	0	0	0	0	578.00	SF	7.00	7.00	100	2015	2015	3	96	3,884	
2	0855	CONC PAVER	0	0	0	0	68.00	SF	7.00	7.00	100	2015	2015	3	96	457	
3	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2015	2015	3	97	1,940	
4	0911	SCRN RM A	0	0	22	21	462.00	SF	17.50	17.50	100	2018	2018	3	86	6,953	

LAND DESCRIPTION

TOTAL OB/XF 13,234

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	0	0003		0.00	0.00	1.00	LT		1.00	1.00	1.00	140,000.00	140,000.00	140,000							

REVIEW DATE 11/14/2019 BY DJA Total Acres: 0.00 Total Land Value: 140,000 Market: 0 Agricultural: 0 Common: 140,000 PRINTED 08/02/2023 BY SYS