LOT 77
IN OR 1446/1507
ISLE DE MAI AT AMELIA PB 7/12

HASHER PASTORA I/HOMESLEY PASTORA HASHER
2970 PATRIOTS WAY
FERNANDINA BEACH, FL 32034

2023

00-00-31-087I-0077-0000

BUILDING CHARACTERISTICS

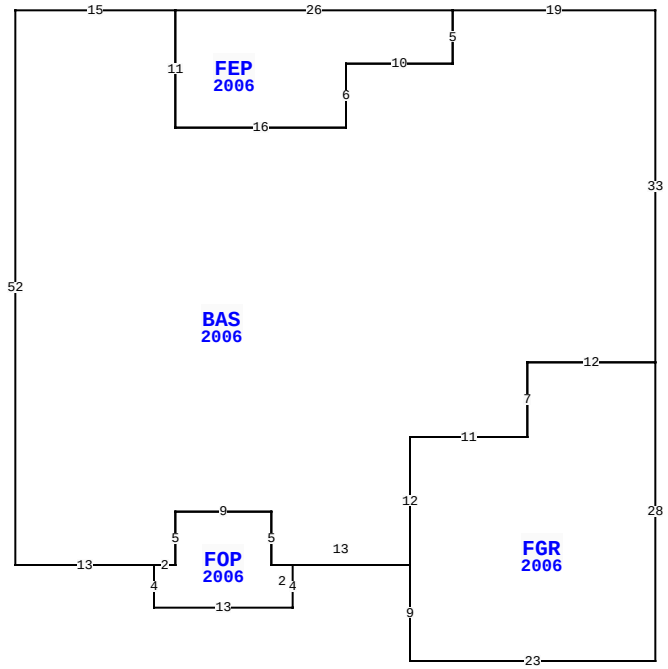
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,489	100	2,489	392,449
FEP	226	80	181	28,539
FGR	567	55	312	49,194
FOP	97	30	29	4,573
TOTALS	3,379		3,011	474,754

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,011	106.4440	166.85	502,385	2006	2011	0	0	0	5.50	94.50

1 SFR CUST – 100% - 2008 Heated Area: 2489 HX Base Yr 2008



2970 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		474,754
TOTAL MARKET OB/XF VALUE		11,288
TOTAL LAND VALUE - MARKET		140,000
TOTAL MARKET VALUE		626,042
SOH/AGL Deduction		306,556
ASSESSED VALUE		319,486
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		264,486
TOTAL JUST VALUE		626,042
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		568,534

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210787	REPAIR/RRF	0	12/01/2021
20070047	REMODEL	750	01/10/2007
20062499	ADDITION	12,848	11/09/2006
20061652	OTHER	2,050	07/12/2006
20060539	H/AC	5,916	03/15/2006
20060290	ELEC OTHER	5,500	02/08/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1446/1507	9/22/2006	WD	Q	I		450,600
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: HASHER PASTORA I &						
1298/0539	2/28/2005	WD	U	V	19	56,500
GRANTOR: SEASIDE PPR INC						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W19 FEP=[YR=2006] W26 S11 E16 N6 E10 N5$ S5 W10 S6 W16 N11 W15 S52 E13 FOP=[YR=2006] S4 E13 N4 W2 N5 W9 S5 W2$ E2 N5 E9 S5 E 13 FGR=[YR=2006] S9 E23 N28 W12 S7 W 11 S12$ N12 E11 N7 E12 N33$.

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	968.00	SF	10.00	10.00	100	2006	2006	3	88	8,518	
3	0855	CONC PAVER	0	100	0	0	108.00	SF	10.00	10.00	100	2006	2006	3	88	950	

LAND DESCRIPTION

TOTAL OB/XF 11,288

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 01/18/2022 BY DJX Total Acres: 0.00 Total Land Value: 140,000 Market: 0 Agricultural: 0 Common: 140,000 PRINTED 08/02/2023 BY SYS