LOT 83
ISLE DE MAI AT AMELIA PB 7/12

PIERSON JAMES W & SANDRA U L/E/
547 PATRIOTS WAY
FERNANDINA BEACH, FL 32034

2023

00-00-31-087I-0083-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

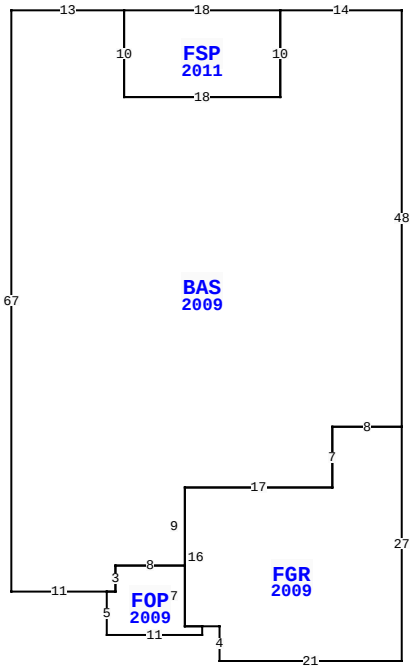
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	2,455	100	2,455	406,543
FGR	540	55	297	49,183
FOP	71	30	21	3,477
FSP	180	40	72	11,923
TOTALS	3,246		2,845	471,126

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,845	112.9920	177.11	503,878	2009	2009	0	0	0	6.50	93.50

1 SFR CUST – 100% - 2021 Heated Area: 2455 HX Base Yr 2021



547 PATRIOTS WAY, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		471,126
TOTAL MARKET OB/XF VALUE		10,914
TOTAL LAND VALUE - MARKET		140,000
TOTAL MARKET VALUE		622,040
SOH/AGL Deduction		195,416
ASSESSED VALUE		426,624
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		376,624
TOTAL JUST VALUE		622,040
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		565,023

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20130133	SKYLIGHTS	1,950	01/17/2013
20102069	XFOB	2,975	12/03/2010
20100289	OTHER	1,000	02/11/2010
20091007	H/AC	6,650	07/29/2009
20090894	ELEC OTHER	2,100	07/09/2009
20090898	OTHER	6,865	07/09/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2562/1301	5/12/2022	LE	U	I	11	100
GRANTOR: PIERSON JAMES W & SAN						
GRANTEE: SMITH BARNEY A JR &						
2396/1804	9/24/2020	WD	Q	I	01	505,000
GRANTOR: TITELMAN ANDREW C & A						
GRANTEE: PIERSON JAMES W & S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W14 FSP=[YR=2011] W18 S10 E18 N10$ S10 W18 N10 W13 S67 E11 FOP=[YR=2009] S5 E11 N1 FGR=[YR=2009] E2 S4 E21 N27 W8 S7 W17 S16 E2$ W2 N7 W8 S3 W1$ E1 N3 E8 N9 E17 N7 E8 N48$.

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	100	0	0	673.00	SF	10.00	10.00	100	2009	2009	3	91	6,124	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2009	2009	3	94	1,880	
3	0462	ST/AL FNC	0	100	107	0	428.00	SF	10.00	10.00	100	2011	2011	3	68	2,910	

LAND DESCRIPTION

TOTAL OB/XF 10,914

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 05/14/2019 BY DJA Total Acres: 0.00 Total Land Value: 140,000 Market: 0 Agricultural: 0 Common: 140,000 PRINTED 08/02/2023 BY SYS