LOT 87
ISLE DE MAI AT AMELIA PB 7/12

ZEHNLE SCOTT E & BOUASY S L/E/
531 PATRIOTS WAY
FERNANDINA BEACH, FL 32034

2023

00-00-31-087I-0087-0000

BUILDING CHARACTERISTICS

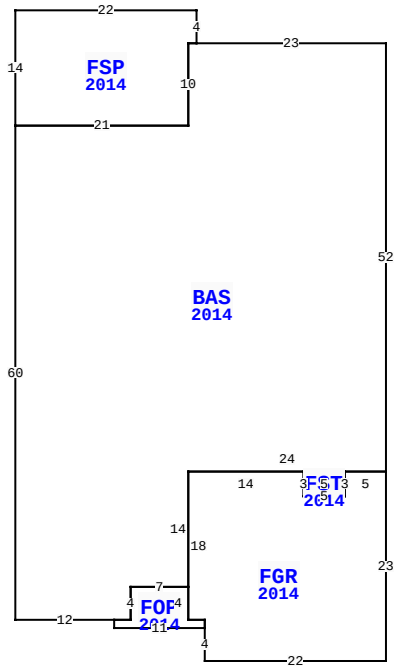
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	2,480	100	2,480	417,806
FGR	527	55	290	48,856
FOP	39	30	12	2,022
FSP	298	40	119	20,048
FST	15	55	8	1,348
TOTALS	3,359		2,909	490,080

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,909	111.9540	175.49	510,500	2014	2014	0	0	0	4.00	96.00

1 SFR CUST - 100% - 2015 Heated Area: 2480 HX Base Yr 2015



531 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		490,080
TOTAL MARKET OB/XF VALUE		6,767
TOTAL LAND VALUE - MARKET		140,000
TOTAL MARKET VALUE		636,847
SOH/AGL Deduction		270,832
ASSESSED VALUE		366,015
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		316,015
TOTAL JUST VALUE		636,847
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		579,512

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20141095	FSP	985	05/27/2014
20132878	NEW CONSTR	275,063	12/26/2013
20132880	ROOF	3,000	12/26/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2606/0832	11/29/2022	LE	U	I	11	100
GRANTOR: ZEHNLE SCOTT E & BOUA						
GRANTEE: ZEHNLE TIFFANY MARI						
2606/0830	11/29/2022	QC	U	I	11	100
GRANTOR: ZEHNLE TIFFANY MARIE						
GRANTEE: ZEHNLE SCOTT E & BO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W23 FSP=[YR=2014] N4 W22 S14 E21 N10 E1$ W1 S10 W21 S60 E12 FOP=[YR=2014] S1 E11 FGR=[YR=2014] S4 E22 N23 W5 FST=[YR=2014] W5 S3 E5 N3$ S3 W5 N3 W14 S18 E2 S1$ N1 W2 N4 W7 S4 W2$ E2 N4 E7 N14 E24 N52 $.

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	573.00	SF	7.00	7.00	100	2014	2014	3	95	3,810	
2	0855	CONC PAVER	0	100	0	0	153.00	SF	7.00	7.00	100	2014	2014	3	95	1,017	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2014	2014	3	97	1,940	

LAND DESCRIPTION

TOTAL OB/XF 6,767

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 01/18/2019 BY DJA Total Acres: 0.00 Total Land Value: 140,000 Market: 0 Agricultural: 0 Common: 140,000 PRINTED 08/02/2023 BY SYS