S-28 OF LOT 76
SUB PT OF SEC 4 PB 0/59
IN OR 2312/491

**PATCHEN FAMILY TRUST/PATCHEN DONALD D TRUSTEE**
3804 FORSYTHE WAY
TALLAHASSEE, FL 32309

**2024**

**00-00-30-0050-000C-0040**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

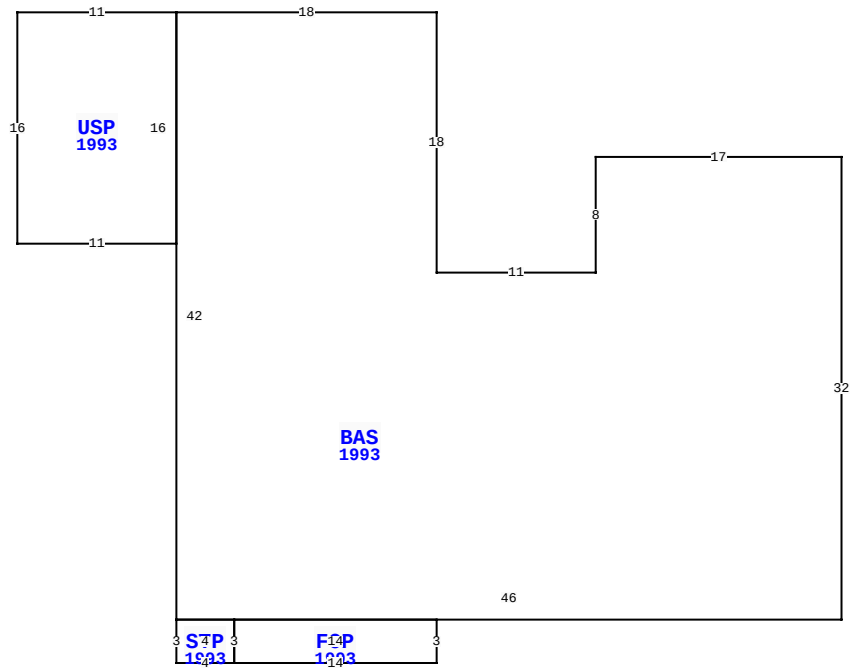
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 80 |
| Exterior Wall | 20 | FACE BRICK 20 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 11 | CLAY TILE 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 |
| BUD8 Adjustme | 05 | DIST 1A 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | 2029.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,564 | 100 | 1,564 | 180,583 |
| FOP | 42 | 30 | 13 | 1,501 |
| STP | 12 | 10 | 1 | 115 |
| USP | 176 | 30 | 53 | 6,119 |
| TOTALS | 1,794 | | 1,631 | 188,319 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 1,631 | 113.7300 | 142.16 | 231,863 | 1973 | 1985 | 0 | 0 | 0 | 18.78 | 81.22 |

1 SNGL FAM – 0% - 0 Heated Area: 1564 HX Base Yr




837 DIANE DR, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 03/14/2024 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 8 | Tax Dist: |
| BUILDING MARKET VALUE | 188,319 |
| TOTAL MARKET OB/XF VALUE | 9,010 |
| TOTAL LAND VALUE - MARKET | 120,000 |
| TOTAL MARKET VALUE | 317,329 |
| SOH/AGL Deduction | 53,988 |
| ASSESSED VALUE | 263,341 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 263,341 |
| TOTAL JUST VALUE | 317,329 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 289,335 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 4258 | CHNGE SRVC | 2,100 | 07/13/1992 |
| 3757 | N/A | 6,300 | 12/15/1986 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2312/0491 | 10/09/2019 | QC | U | I | 11 | 100 |

GRANTOR: PATCHEN DIANE B CARVE
GRANTEE: PATCHEN FAMILY TRUS

| | | | | | | |
|---|---|---|---|---|---|---|
| 0503/0590 | 11/01/1986 | FS | U | I | | 100 |

GRANTOR:
GRANTEE:

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W17 S8 W11 N18 W18 USP=[YR=1993] W11 S16 E11 N16$ S42 STP=[YR=1993] S3 E4 FOP=[YR=1993] E14 N3 W14S3$ N3 W4$ E46 N32$.

## 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 | 0811 | CONCRETE B | 0 | 0 | 58 | 10 | 580.00 | SF | 2.60 | 2.60 | 100 | 1973 | 1973 | 3 | 24 | 362 | |
| 2 | 0504 | FP-ELECTRI | 0 | 0 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 1973 | 1973 | 3 | 32 | 640 | |
| 3 | 0511 | GARAGE CB- | 0 | 0 | 22 | 26 | 572.00 | SF | 40.00 | 40.00 | 100 | 1981 | 1981 | 3 | 35 | 8,008 | |

## LAND DESCRIPTION

TOTAL OB/XF 9,010

| 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 | | RSF-2 | 85.00 | 150.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 120,000.00 | 120,000.00 | 120,000 | | | | | | | |

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 08/06/2024 BY SYS