LOT 1
IN OR 2004/259
ISLE DE MAI AT AMELIA PB 7/12

JACKSON FRANKIE M & CHARLES S
526 PATRIOTS WAY
FERNANDINA BEACH, FL 32034

2024

00-00-31-087I-0001-0000

BUILDING CHARACTERISTICS

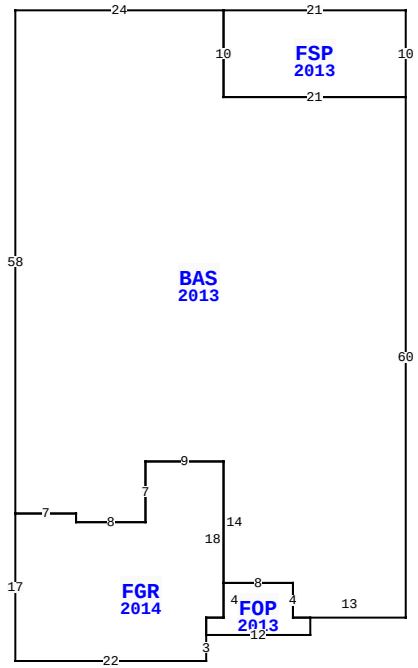
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	2,574	100	2,574	442,991
FGR	444	55	244	41,993
FOP	56	30	17	2,926
FSP	210	40	84	14,456
TOTALS	3,284		2,919	502,366

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,919	109.7920	181.16	528,806	2013	2013	0	0	0	5.00	95.00

1 SFR CUST – 100% - 2019 Heated Area: 2574 HX Base Yr 2019



526 PATRIOTS WAY, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/13/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		502,366
TOTAL MARKET OB/XF VALUE		6,434
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		673,800
SOH/AGL Deduction		241,519
ASSESSED VALUE		432,281
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		382,281
TOTAL JUST VALUE		673,800
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		640,235

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20131982	SCREEN	980	08/23/2013
20130560	H/AC	8,700	03/20/2013
20130351	NEW CONSTR	4,200	02/21/2013
20122472	SFR	319,909	12/10/2012
20122474	ROOF	3,000	12/10/2012
20041906	OTHER	1,000	10/18/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2004/0259	9/16/2015	WD	Q	I	01	399,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: JACKSON FRANKIE M &						
1480/0598	2/22/2007	WD	U	V	19	1,299,500
GRANTOR: SEASIDE PPR INC						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2013] W21 BAS=[YR=2013] W24 S58 FGR=[YR=2014] S17 E22 N3 FOP=[YR=2013] E12 N2 W2 N4 W8 S4 W2 S2$ N2 E2 N18 W9 S7 W8 N1 W7$ E7 S1 E8 N7 E9 S14 E8 S4 E13 N60 W21 N10$ S10 E21 N10$.

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	2013	2013	3	96	1,920	
2	0855	CONC PAVER	0	100	0	0	528.00	SF	7.00	7.00	100	2013	2013	3	94	3,474	
3	0855	CONC PAVER	0	100	0	0	63.00	SF	7.00	7.00	100	2018	2018	3	97	428	
4	0855	CONC PAVER	0	100	0	0	92.00	SF	7.00	7.00	100	2015	2015	3	95	612	

LAND DESCRIPTION

TOTAL OB/XF 6,434

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	000134	C	SFR POND	100	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.10	150,000.00	165,000.00	165,000							

REVIEW DATE 11/14/2019 BY DJA Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 08/06/2024 BY SYS