



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	2,517	100	2,517	442,597
FGR	462	55	254	44,664
FOP	68	30	20	3,516
FSP	190	40	76	13,364
TOTALS	3,237		2,867	504,142

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0855	CONC PAVER	0	0	0	0	528.00	SF	7.00
2	0855	CONC PAVER	0	0	0	0	84.00	SF	7.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,867	111.0140	183.17	525,148	2015	2015	0	0	4.00	96.00
1 SFR CUST - 0% - 2024											
Heated Area: 2517											
HX Base Yr											
530 PATRIOTS WAY, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
03/13/2024 MLU											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		504,142	
TOTAL MARKET OB/XF VALUE		4,070	
TOTAL LAND VALUE - MARKET		150,000	
TOTAL MARKET VALUE		658,212	
SOH/AGL Deduction		0	
ASSESSED VALUE		658,212	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		658,212	
TOTAL JUST VALUE		658,212	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		625,538	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20150588	CO ISSUED	0	09/04/2015
20150588	NEW CONSTR	310,934	03/20/2015

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2657/954	7/31/2023	WD Q	I	01	
GRANTOR: MILANA PAUL F & SUSAN					
GRANTEE: TROTMAN DIANNE					
2024/0432	1/14/2016	WD Q	I	01	
GRANTOR: SEDA CONSTRUCTION COM					
GRANTEE: MILANA PAUL F & SUS					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2015] W13 FSP=[YR=2019] W19 S10 E19 N10\$ S10 W19 N10 W13 S49 FGR=[YR=2015] S26 E21 N20 W14 N6 W7\$ E7 S6 E14 S12 E4 FOP=[YR=2015] S6 E9 N6 W1 N2 W7 S2 W1\$ E1 N2 E7 S2 E12 N67\$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0	0003	R-1	0.00	0.00	1.00