LOT 6
IN OR 2203/1097
ISLE DE MAI AT AMELIA PB 7/12

ZEBRASKY STEVEN & VALERIE
PO BOX 15332
FERNANDINA BEACH, FL 32035

2024

00-00-31-087I-0006-0000

BUILDING CHARACTERISTICS

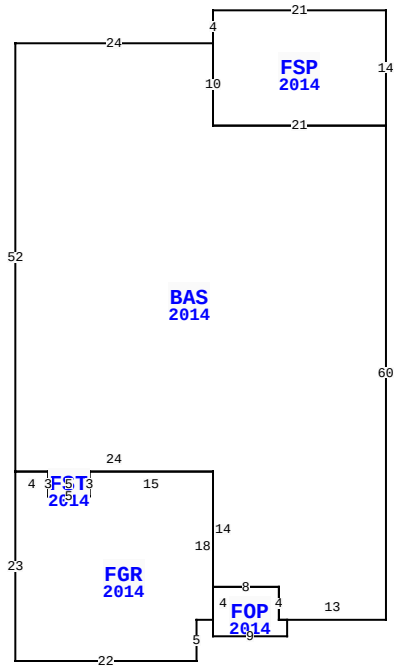
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	2,476	100	2,476	418,082
FGR	527	55	290	48,968
FOP	50	30	15	2,533
FSP	294	40	118	19,925
FST	15	55	8	1,350
TOTALS	3,362		2,907	490,858

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,907	107.1600	176.81	513,987	2014	2014	0	0	0	4.50	95.50

1 SFR CUST – 100% - 2019 Heated Area: 2476 HX Base Yr 2019



546 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		490,858
TOTAL MARKET OB/XF VALUE		6,163
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		647,021
SOH/AGL Deduction		188,902
ASSESSED VALUE		458,119
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		408,119
TOTAL JUST VALUE		647,021
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		614,940

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20132310	NEW CONSTR	4,000	10/02/2013
20131814	NEW CONSTR	0	08/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2203/1097	6/07/2018	WD	Q	I	02	460,000
GRANTOR: DIXON VALERIE A						
GRANTEE: ZEBRASKY STEVEN & V						
1929/0295	7/15/2014	WD	Q	I	02	419,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: DIXON VALERIE A						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2014] W21 S4 BAS=[YR=2014] W24 S52 FGR=[YR=2014] S23 E22 N5 E2 FOP=[YR=2014] S2 E9 N2 W1 N4 W8 S4$ N18 W15 FST=[YR=2014] W5 S3 E5 N3$ S3 W5 N3 W4$ E24 S14 E8 S4 E13 N60 W21 N10$ S10 E21 N14$.

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	2014	2014	3	96	1,920	
2	0855	CONC PAVER	0	100	0	0	570.00	SF	7.00	7.00	100	2014	2014	3	95	3,791	
3	0855	CONC PAVER	0	100	0	0	68.00	SF	7.00	7.00	100	2014	2014	3	95	452	

LAND DESCRIPTION

TOTAL OB/XF 6,163

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	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	150,000							

REVIEW DATE 01/18/2019 BY DJA Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/06/2024 BY SYS