LOT 8
ISLE DE MAI AT AMELIA PB 7/12

MURPHY CLARISSA H & KEVIN D
554 PATRIOTS WAY
FERNANDINA BEACH, FL 32034

2024

00-00-31-087I-0008-0000

BUILDING CHARACTERISTICS

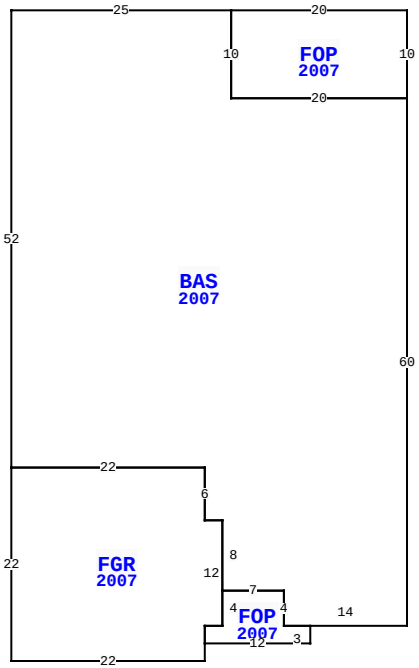
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,502	100	2,502	403,010
FGR	508	55	279	44,940
FOP	52	30	16	2,577
FOP	200	30	60	9,665
TOTALS	3,262		2,857	460,192

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,857	103.3060	170.45	486,976	2007	2012	0	0	0	5.50	94.50

1 SFR CUST – 100% - 2021 Heated Area: 2502 HX Base Yr 2021



554 PATRIOTS WAY, FERNANDINA BEACH

BLD DATE	01/03/2008 DJ	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		460,192
TOTAL MARKET OB/XF VALUE		32,112
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		642,304
SOH/AGL Deduction		199,912
ASSESSED VALUE		442,392
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		392,392
TOTAL JUST VALUE		642,304
NCON VALUE		12,174
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		601,514

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222087	KITCHEN RMDL	25,000	04/08/2022
20173516	SCRNRM	13,958	11/08/2017
20141708	STRMDMG	12,903	08/04/2014
20110401	ELEC OTHER	400	03/22/2011
20080674	SWIM POOL	42,000	04/25/2008
20080675	OTHER	1,000	04/25/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2408/0704	11/12/2020	WD	Q	I	02	500,000
GRANTOR: BERGEN BRION J & NICH						
GRANTEE: MURPHY CLARISSA H &						
1702/0463	9/27/2010	WD	Q	I	02	315,500
GRANTOR: TTS PROPERTIES LLC						
GRANTEE: BERGEN BRION J & NI						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2007] W20 BAS=[YR=2007] W25 S52 FGR=[YR=2007] S22 E22 N2 FOP=[YR=2007] E12 N2 W3 N4 W7 S4 W2 S2$ N2 E2 N12 W2 N6 W22$ E22 S6 E2 S8 E7 S4 E14 N60 W20 N10$ S10 E20 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	2007	2007	3	91	1,820	
2	0855	CONC PAVER	0	100	0	0	639.00	SF	10.00	10.00	100	2007	2007	3	88	5,623	
3	0855	CONC PAVER	0	100	13	3	39.00	SF	10.00	10.00	100	2007	2007	3	88	343	
4	0861	POOL GUNIT	0	100	0	0	220.00	SF	85.00	85.00	100	2008	2008	3	52	9,724	
5	0911	SCRN RM A	0	100	30	23	690.00	SF	17.50	17.50	100	2017	2017	3	78	9,419	
6	0855	CONC PAVER	0	100	0	0	470.00	SF	10.00	10.00	100	2008	2008	3	89	4,183	
7	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2011	2011	3	50	1,000	

LAND DESCRIPTION

TOTAL OB/XF 32,112

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 11/14/2019 BY DJA Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/06/2024 BY SYS