



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		4 100
Bathrooms		3 100
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	2,626	100	2,626	420,753
FGR	480	55	264	42,300
FOP	105	30	32	5,128
FOP	180	30	54	8,652
TOTALS	3,391		2,976	476,831

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
2	0855	CONC PAVER	0	100	0	0	628.00	SF	10.00
3	0855	CONC PAVER	0	100	26	3	78.00	SF	10.00
4	0861	POOL GUNIT	0	100	0	0	379.00	SF	85.00
5	0910	SCRN RM L	0	100	0	0	1,358.00	SF	15.00
6	0855	CONC PAVER	0	100	0	0	979.00	SF	10.00
7	0462	ST/AL FNC	0	100	0	0	816.00	SF	10.00
8	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0003	R-1	0.00	0.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,976	106.1260	175.11	521,127	2006	2006	0	0	0	8.50	91.50
1 SFR CUST - 100% - 2014 Heated Area: 2626 HX Base Yr 2014												
566 PATRIOTS WAY, FERNANDINA BEACH												

TOTAL OB/XF 44,505												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006
2	0855	CONC PAVER	0	100	0	0	628.00	SF	10.00	10.00	100	2006
3	0855	CONC PAVER	0	100	26	3	78.00	SF	10.00	10.00	100	2006
4	0861	POOL GUNIT	0	100	0	0	379.00	SF	85.00	85.00	100	2007
5	0910	SCRN RM L	0	100	0	0	1,358.00	SF	15.00	15.00	100	2007
6	0855	CONC PAVER	0	100	0	0	979.00	SF	10.00	10.00	100	2007
7	0462	ST/AL FNC	0	100	0	0	816.00	SF	10.00	10.00	100	2012
8	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007

TOTAL OB/XF 44,505												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT
1	000100	C	SFR	100	0003	R-1	0.00	0.00	1.00	LT		1.00

NASSAU COUNTY PROPERTY												
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VALUATION SUMMARY												
STANDARD												
Tax Group: 2 Tax Dist:												
BUILDING MARKET VALUE 476,831												
TOTAL MARKET OB/XF VALUE 44,505												
TOTAL LAND VALUE - MARKET 150,000												
TOTAL MARKET VALUE 671,336												
SOH/AGL Deduction 299,090												
ASSESSED VALUE 372,246												
TOTAL EXEMPTION VALUE 50,000												
BASE TAXABLE VALUE 322,246												
TOTAL JUST VALUE 671,336												
NCON VALUE 0												
INCOME VALUE												
PREVIOUS YEAR MKT VALUE 642,574												

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20112118	FENCE	4,170	11/22/2011
20070489	XFOB	10,600	03/23/2007
20070333	ELEC OTHER	725	02/22/2007
20070291	SWIM POOL	55,000	02/19/2007
20061656	OTHER	1,640	07/12/2006
20061573	H/AC	5,832	07/06/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2672/1723	9/29/2023	QC	U	I	11	100
GRANTOR: ALLEN KELLI J & G DOU						
GRANTEE: ALLEN GENE DOUGLAS						
1868/1539	7/18/2013	WD	Q	I	01	385,000
GRANTOR: MCLEAN JANIS M						
GRANTEE: ALLEN KELLI J & G D						

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=2006] W15 FOP=[YR=2006] W20 S9 E20 N9\$ S9 W20 N9 W15 S51 FGR=[YR=2006] S24 E20 N24 W20\$ E20 S9 E8 FOP=[YR=2006] S7 E13 N7 W3 N2 W7 S2 W3\$ E3 N2 E7 S2 E12 N60\$.												