LOT 12
ISLE DE MAI AT AMELIA PB 7/12

MCMAHON DANIEL B & LINDA M
570 PATRIOTS WAY
FERNANDINA BEACH, FL 32034

2024

00-00-31-087I-0012-0000

BUILDING CHARACTERISTICS

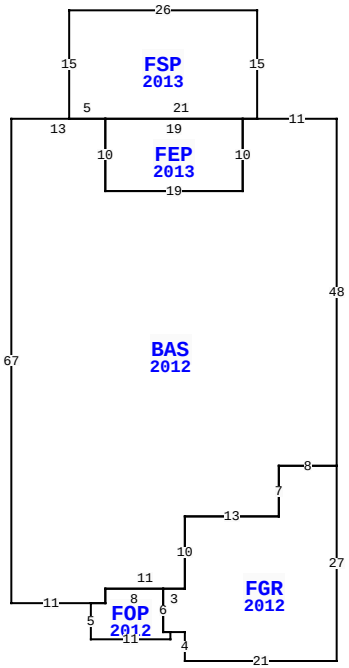
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	2,495	100	2,495	419,118
FEP	190	80	152	25,534
FGR	494	55	272	45,692
FOP	67	30	20	3,359
FSP	390	40	156	26,206
TOTALS	3,636		3,095	519,908

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,095	107.7320	177.76	550,167	2012	2012	0	0	0	5.50	94.50

1 SFR CUST – 100% - 2022 Heated Area: 2495 HX Base Yr 2022



570 PATRIOTS WAY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		519,908
TOTAL MARKET OB/XF VALUE		17,363
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		687,271
SOH/AGL Deduction		58,874
ASSESSED VALUE		628,397
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		573,397
TOTAL JUST VALUE		687,271
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		654,068

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122370	SCRM	15,000	11/27/2012
20120100	H/AC	4,725	01/19/2012
20120079	NEW CONSTR	4,000	01/17/2012
20120058	NEW CONSTR	2,000	01/12/2012
20112273	NEW CONSTR	260,156	12/22/2011
20112273	ROOF	3,000	12/22/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2479/1580	7/14/2021	WD	Q	I	02	624,000
GRANTOR: BRANDON DARRELL W & Y						
GRANTEE: MCMAHON DANIEL B &						
2288/1081	7/09/2019	WD	Q	I	02	509,000
GRANTOR: BURGER EDWARD W & SHI						
GRANTEE: BRANDON DARRELL W &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W11 FSP=[YR=2013] N15 W26 S15 E5 FEP=[YR=2013] S10 E19 N10 W19 $ E21$ W2 S10 W19 N10 W13 S67 E11 FOP=[YR=2012] S5 E11 N1 FGR=[YR=2012] E2 S4 E21 N27 W8 S7 W13 S10 W3 S6 E1$ W1 N6 W8 S2 W2$ E2 N2 E11 N10 E13 N7 E8 N48$.

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	2012	2012	3	95	1,900	
2	0855	CONC PAVER	0	100	0	0	993.00	SF	7.00	7.00	100	2012	2012	3	93	6,464	
3	0855	CONC PAVER	0	100	0	0	42.00	SF	7.00	7.00	100	2012	2012	3	93	273	
4	0855	CONC PAVER	0	100	0	0	825.00	SF	7.00	7.00	100	2013	2013	3	94	5,429	
5	0855	CONC PAVER	0	100	0	0	501.00	SF	7.00	7.00	100	2013	2013	3	94	3,297	

LAND DESCRIPTION

TOTAL OB/XF 17,363

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/06/2024 BY SYS