



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		2 100
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	2,221	100	2,221	398,863
FGR	456	55	251	45,077
FOP	168	30	50	8,980
FSP	267	40	107	19,215
FST	15	55	8	1,437
TOTALS	3,127		2,637	473,572

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,637	113.3760	187.07	493,304	2015	2015	0	0	4.00	96.00
1 SFR CUST - 100% - 2023											
Heated Area: 2221											
HX Base Yr											
2993 PATRIOTS WAY, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
03/13/2024 MLU											

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0 100	0	0	561.00	SF	7.00	7.00	100	2015
2	0855	CONC PAVER	0 100	0	0	56.00	SF	7.00	7.00	100	2015
3	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2015

YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
2015	3	95	3,731	
2015	3	95	372	
2015	3	97	1,940	

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		473,572	
TOTAL MARKET OB/XF VALUE		6,043	
TOTAL LAND VALUE - MARKET		150,000	
TOTAL MARKET VALUE		629,615	
SOH/AGL Deduction		13,334	
ASSESSED VALUE		616,281	
TOTAL EXEMPTION VALUE		13	616,281
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		629,615	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		598,331	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
BLDR-2023-0504	GLASS WALLS UNDER		01/26/2024
20151529	CO ISSUED	0	06/22/2015
20141529	NEW CONSTR	275,063	07/15/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2412/1689	11/30/2020	WD	Q	I	01	463,000
GRANTOR: CAWLEY DAVID						
GRANTEE: FOGEL PAUL & DONNA						
1988/0909	6/23/2015	WD	Q	I	01	344,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: CAWLEY DAVID						

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
FSP=[YR=2019] W23 S3 BAS=[YR=2015] W17 S64 E2 S2											
FOP=[YR=2015] S9 E18 FGR=[YR=2015] S4 E20 N24 W12											
FST=[YR=2015] W5 S3 E5 N3\$ S3 W8 S17\$ N11 W7 S2 W2 S1 W8 N1											
W1\$ E1 S1 E8 N1 E2 N2 E7 N6 E3 N3 E17 N46 W22 N9 W1\$ E1 S9											
E22 N12\$.											

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

TOTAL OB/XF											
6,043											
DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR
1.00	1.00	1.00	150,000.00	150,000.00	150,000						