LOT 75
ISLE DE MAI AT AMELIA PB 7/12

JONES FAMILY TRUST/JONES STEVE C TRUSTEE
PO BOX 16903
FERNANDINA BEACH, FL 32035

2024

00-00-31-087I-0075-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

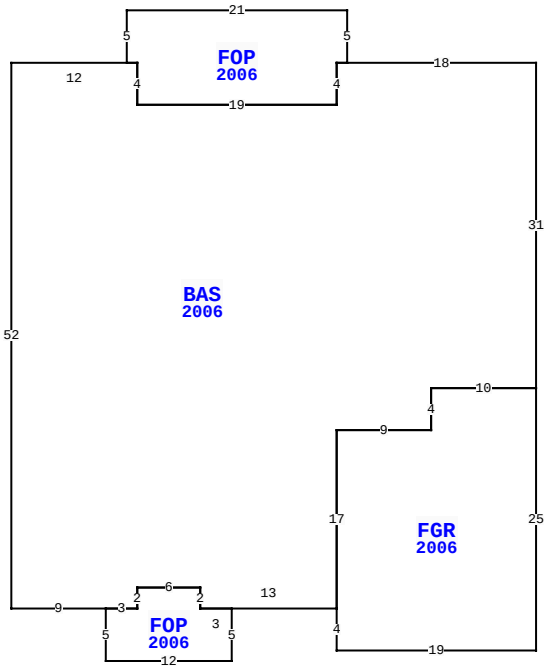
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,149	100	2,149	345,426
FGR	439	55	241	38,737
FOP	72	30	22	3,536
FOP	181	30	54	8,680
TOTALS	2,841		2,466	396,380

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,466	106.4640	175.67	433,202	2006	2006	0	0	0	8.50	91.50

1 SFR CUST – 0% - 0 Heated Area: 2149 HX Base Yr



2980 PATRIOTS WAY, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	396,380
TOTAL MARKET OB/XF VALUE	9,512
TOTAL LAND VALUE - MARKET	150,000
TOTAL MARKET VALUE	555,892
SOH/AGL Deduction	100,602
ASSESSED VALUE	455,290
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	455,290
TOTAL JUST VALUE	555,892
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	528,284

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20140332	68'STAL	0	02/18/2014
20062449	OTHER	1,640	11/03/2006
20061955	H/AC	4,600	08/22/2006
20061744	ELEC OTHER	2,000	07/24/2006
20061706	OTHER	5,236	07/18/2006
20061531	DEMOLITION	0	06/29/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2390/0309	9/04/2020	WD	Q	I	01	440,000
GRANTOR: POLINSKY GEORGE E & G						
GRANTEE: JONES FAMILY TRUST						
2390/0303	8/10/2020	QC	U	I	11	100
GRANTOR: LAUER DAVID J						
GRANTEE: POLINSKY GEORGE E &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W18 FOP=[YR=2006] N5 W21 S5 E1 S4 E19 N4 E1$ W1 S4 W19 N4 W12 S52 E9 FOP=[YR=2006] S5 E12 N5 W3 N2 W6 S2 W3$ E3 N2 E6 S2 E13 FGR=[YR=2006] S4 E19 N25 W10 S4 W9 S17$ N17 E9 N4 E10 N31$.

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	0	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	90	1,800	
2	0855	CONC PAVER	0	0	0	0	592.00	SF	10.00	10.00	100	2006	2006	3	87	5,150	
3	0855	CONC PAVER	0	0	20	3	60.00	SF	10.00	10.00	100	2006	2006	3	87	522	
4	0462	ST/AL FNC	0	0	0	0	272.00	SF	10.00	10.00	100	2014	2014	3	75	2,040	

LAND DESCRIPTION

TOTAL OB/XF 9,512

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	0	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 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/06/2024 BY SYS