LOT 76
IN OR 1484/951
ISLE DE MAI AT AMELIA PB 7/12

KNIGHT KENNETH W & WANDA R
2976 PATRIOTS WAY
FERNANDINA BEACH, FL 32034

2024

00-00-31-087I-0076-0000

BUILDING CHARACTERISTICS

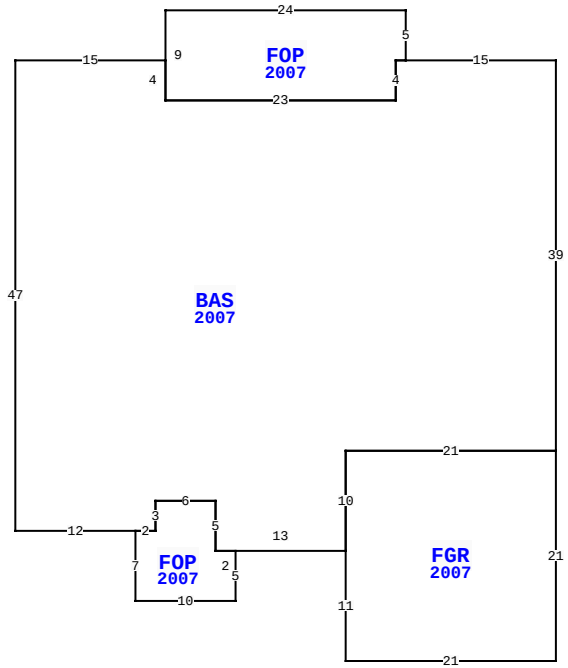
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	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	2,286	100	2,286	399,761
FGR	441	55	243	42,494
FOP	84	30	25	4,372
FOP	212	30	64	11,192
TOTALS	3,023		2,618	457,819

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,618	115.2000	190.08	497,629	2007	2007	0	0	0	8.00	92.00

1 SFR CUST – 100% - 2008 Heated Area: 2286 HX Base Yr 2008



2976 PATRIOTS WAY, FERNANDINA BEACH

BLD DATE	05/13/2008	DJ	LGL DATE	03/13/2024	MLU
XF DATE			LAND DATE		
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		457,819
TOTAL MARKET OB/XF VALUE		11,419
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		619,238
SOH/AGL Deduction		300,186
ASSESSED VALUE		319,052
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		269,052
TOTAL JUST VALUE		619,238
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		588,993

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20070657	XFOB	5,800	04/20/2007
20070251	OTHER	1,640	02/12/2007
20062130	DEMOLITION	0	09/18/2006
20062131	NEW CONSTR	250,000	09/18/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1484/0951	3/12/2007	WD	Q	I		448,500
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: KNIGHT KENNETH W &						
1260/0476	9/20/2004	WD	U	V	19	339,000
GRANTOR: SEASIDE PPR INC						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W15 FOP=[YR=2007] N5 W24 S9 E23 N4 E1$ W1 S4 W23 N4 W15 S47 E12 FOP=[YR=2007] S7 E10 N5 W2 N5 W6 S3 W2$ E2 N3 E6 S5 E13 FGR=[YR=2007] S11 E21 N21 W21 S10$ N10 E21 N39$.

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	0855	CONC PAVER	0	100	0	0	760.00	SF	10.00	10.00	100	2007	2007	3	88	6,688	
2	0855	CONC PAVER	0	100	28	4	112.00	SF	10.00	10.00	100	2007	2007	3	88	986	
3	0910	SCRN RM L	0	100	25	12	264.00	SF	15.00	15.00	100	2007	2007	3	31	1,228	
4	0855	CONC PAVER	0	100	26	12	286.00	SF	10.00	10.00	100	2007	2007	3	88	2,517	

LAND DESCRIPTION

TOTAL OB/XF 11,419

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 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