

LOT 80
IN OR 1924/1767
ISLE DE MAI AT AMELIA PB 7/12

REED CHRISTINE M
563 PATRIOTS WAY
FERNANDINA BEACH, FL 32034

2024

00-00-31-087I-0080-0000



BUILDING CHARACTERISTICS			CONSTRUCTION		
ELEMENT	CD				
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		2	100		
Frame	02	WOOD FRAME	100		
Stories	0	0	100		
Units	0	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	2,157	100	2,157	350,501
FGR	400	55	220	35,748
FOP	76	30	23	3,737
FSP	199	40	80	13,000
TOTALS	2,832		2,480	402,987

EXTRA FEATURES													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2008	2008
2	0855	CONC PAVER	0	100	29	3	87.00	SF	10.00	10.00	100	2008	2008
3	0855	CONC PAVER	0	100	0	0	569.00	SF	10.00	10.00	100	2008	2008

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

REVIEW DATE 01/18/2019 BY DJA

MARKET ADJUSTMENTS

TYPE 0500 MDL 01 EFF. AREA 2,480 TOT ADJ PTS 106.4640 EFF. BASE RATE 175.67 REPL. COST NEW 435,662 AYB 2008 EYB 2008 ECON 0 FNCT 0 NORM 7.50 % COND 92.50

1 SFR CUST - 100% - 2015 Heated Area: 2157 HX Base Yr 2015

FSP 2013

BAS 2008

FOP 2008

FGR 2008

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

03/13/2024 MLU

563 PATRIOTS WAY, FERNANDINA BEACH

TOTAL OB/XF													
7,678													

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7,678													

Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					402,987				
TOTAL MARKET OB/XF VALUE					7,678				
TOTAL LAND VALUE - MARKET					150,000				
TOTAL MARKET VALUE					560,665				
SOH/AGL Deduction					244,572				
ASSESSED VALUE					316,093				
TOTAL EXEMPTION VALUE					55,000				
BASE TAXABLE VALUE					261,093				
TOTAL JUST VALUE					560,665				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					532,656				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20081425	OTHER	1,480	09/12/2008
20081353	H/AC	5,970	09/04/2008
20080738	ELEC OTHER	2,100	05/02/2008
20080722	OTHER	6,375	04/29/2008
20080609	NEW CONSTR	250,000	04/14/2008

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1924/1767	6/27/2014	WD	Q	I	02	315,000	
GRANTOR: CLARK JOHN C & MARY E							
GRANTEE: KNEISEL KENNETH L &							
1628/1158	6/29/2009	WD	Q	I	01	312,500	
GRANTOR: SEDA CONSTRUCTION COM							
GRANTEE: CLARK JOHN C & MARY							

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2008] W13 FSP=[YR=2013] N5 W23 S5 E1 S4 E21 N4 E1\$ W1 S4 W21 N4 W15 S46 E11 FOP=[YR=2008] S7 E10 N4 W2 N5 W6 S2 W2\$ E2 N2 E6 S5 E11 FGR=[YR=2008] S13 E20 N20 W20 S7 \$ N7 E20 N42\$.													

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