



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	2,197	100	2,197	357,001
FGR	506	55	278	45,173
FOP	60	30	18	2,925
FSP	320	40	128	20,800
TOTALS	3,083		2,621	425,899

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	0855	CONC PAVER	0	0	21	4	84.00	SF	10.00	10.00	100	2008	2008
2	0855	CONC PAVER	0	0	0	0	581.00	SF	10.00	10.00	100	2008	2008
3	0855	CONC PAVER	0	0	0	0	72.00	SF	10.00	10.00	100	2009	2009

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	0	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0500	01	2,621	106.4640	175.67	460,431	2008	2008	0	0	0	7.50	92.50	
1 SFR CUST - 0% - 0 Heated Area: 2197 HX Base Yr													
551 PATRIOTS WAY, FERNANDINA BEACH													
BLD DATE 07/11/2008 DJ LGL DATE 03/13/2024 MLU													
XF DATE INC DATE													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		425,899	
TOTAL MARKET OB/XF VALUE		6,567	
TOTAL LAND VALUE - MARKET		150,000	
TOTAL MARKET VALUE		582,466	
SOH/AGL Deduction		104,429	
ASSESSED VALUE		478,037	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		478,037	
TOTAL JUST VALUE		582,466	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		553,415	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20080561	H/AC	5,800	04/09/2008
20080336	ELEC OTHER	2,000	03/05/2008
20080243	OTHER	6,080	02/19/2008
20080053	NEW CONSTR	250,000	01/15/2008

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2373/1240	5/26/2020	WD U	I	I	11	100	
GRANTOR: FRANIAN REALTY LLC							
GRANTEE: HOROWITZ IAN M							
1785/1229	2/14/2012	QC U	I	I	11	100	
GRANTOR: HOROWITZ FRANCES T							
GRANTEE: FRANIAN REALTY LLC							

BUILDING NOTES													
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BUILDING DIMENSIONS													
FSP=[YR=2013] W31 BAS=[YR=2008] W14 S68 E14 N7 FOP=[YR=2008] E12 FGR=[YR=2008] S9 E22 N23 W22 S14\$ N5 W12 S5\$ N5 E12 N9 E19 N39 W13 S4 W18 N12\$ S12 E18 N4 E13 N8\$.													