LOT 86
ISLE DE MAI AT AMELIA PB 7/12

DOUGLAS FAMILY TRUST/DOUGLAS BRIAN W TRUSTEE
535 PATRIOTS WAY
FERNANDINA BEACH, FL 32034

2024

00-00-31-087I-0086-0000

BUILDING CHARACTERISTICS

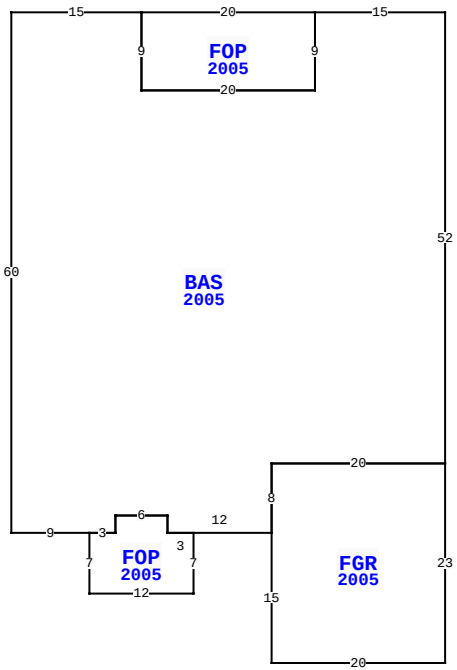
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,648	100	2,648	454,671
FGR	460	55	253	43,441
FOP	96	30	29	4,980
FOP	180	30	54	9,272
TOTALS	3,384		2,984	512,363

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,984	111.2960	183.64	547,982	2005	2010	0	0	0	6.50	93.50

1 SFR CUST - 100% - 2023 Heated Area: 2648 HX Base Yr 2023



535 PATRIOTS WAY, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/13/2024 MLU
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		512,363
TOTAL MARKET OB/XF VALUE		16,046
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		678,409
SOH/AGL Deduction		13,334
ASSESSED VALUE		665,075
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		615,075
TOTAL JUST VALUE		678,409
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		645,704

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210756	REPAIR/RRF	0	11/05/2021
20122200	GAS LINE	800	10/25/2012
20111453	H/AC	6,400	08/24/2011
20071226	XFOB	4,700	07/03/2007
20061423	REMODEL	1,000	06/22/2006
20061303	GARAGE	2,000	06/08/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2593/0736	9/28/2022	WD	Q	I	01	875,000
GRANTOR: WHITE VICKI ELLEN						
GRANTEE: DOUGLAS FAMILY TRUS						
1497/0468	5/07/2007	WD	Q	I		470,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: WHITE VICKI ELLEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W15 FOP=[YR=2005] W20 S9 E20 N9$ S9 W20 N9 W15 S60 E9 FOP=[YR=2005] S7 E12 N7 W3 N2 W6 S2 W3$ E3 N2 E6 S2 E12 FGR=[YR=2005] S15 E20 N23 W20 S8$ N8 E20 N52 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	89	3,115	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	89	3,115	
3	0855	CONC PAVER	0	100	0	0	698.00	SF	10.00	10.00	100	2006	2006	3	87	6,073	
4	0855	CONC PAVER	0	100	26	4	104.00	SF	10.00	10.00	100	2006	2006	3	87	905	
5	0810	CONCRETE A	0	100	0	0	120.00	SF	6.50	6.50	100	2005	2005	3	86	671	
6	1126	CB/STC 8"	0	100	0	0	185.00	SF	8.00	8.00	100	2005	2005	3	86	1,273	
7	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2006	2006	3	27	270	
8	0912	SCRN RM G	0	100	11	21	231.00	SF	10.00	10.00	100	2006	2006	3	27	624	

LAND DESCRIPTION

TOTAL OB/XF 16,046

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 01/18/2022 BY DJX Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/06/2024 BY SYS