



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	

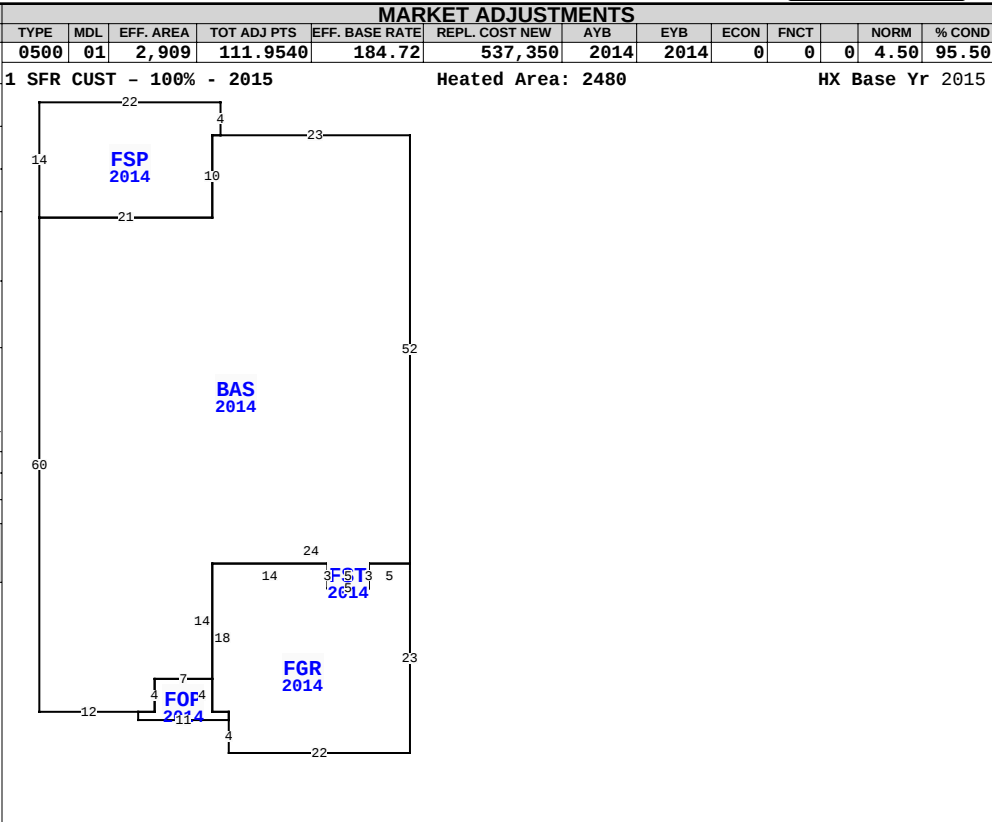
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,480	100	2,480	437,491
FGR	527	55	290	51,158
FOP	39	30	12	2,117
FSP	298	40	119	20,993
FST	15	55	8	1,411

TOTALS	3,359		2,909	513,169
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0 100	0	0	573.00	SF	7.00	7.00
2	0855	CONC PAVER	0 100	0	0	153.00	SF	7.00	7.00
3	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0003	R-1	0.00	0.00	1.00

REVIEW DATE	01/18/2019	BY	DJA
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531 PATRIOTS WAY, FERNANDINA BEACH	BLD DATE		LGL DATE	03/13/2024	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

L N	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	573.00	SF	7.00	7.00	100	2014	2014	3	95	3,810	
2	0855	CONC PAVER	0 100	0	0	153.00	SF	7.00	7.00	100	2014	2014	3	95	1,017	
3	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2014	2014	3	96	1,920	

TOTAL OB/XF										6,747						
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	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
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

Total Acres: 0.00	Total Land Value: 150,000	Market: 0	Agricultural: 0	Common: 150,000
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE				513,169	
TOTAL MARKET OB/XF VALUE				6,747	
TOTAL LAND VALUE - MARKET				150,000	
TOTAL MARKET VALUE				669,916	
SOH/AGL Deduction				292,921	
ASSESSED VALUE				376,995	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				326,995	
TOTAL JUST VALUE				669,916	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				636,847	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20141095	FSP	985	05/27/2014
20132878	NEW CONSTR	275,063	12/26/2013
20132880	ROOF	3,000	12/26/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2606/0832	11/29/2022	LE U	I	I	11	100
GRANTOR: ZEHNLE SCOTT E & BOUA						
GRANTEE: ZEHNLE TIFFANY MARI						
2606/0830	11/29/2022	QC U	I	I	11	100
GRANTOR: ZEHNLE TIFFANY MARIE						
GRANTEE: ZEHNLE SCOTT E & BO						

BUILDING NOTES																
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BUILDING DIMENSIONS																
BAS=[YR=2014] W23 FSP=[YR=2014] N4 W22 S14 E21 N10 E1\$ W1 S10 W21 S60 E12 FOP=[YR=2014] S1 E11 FGR=[YR=2014] S4 E22 N23 W5 FST=[YR=2014] W5 S3 E5 N3\$ S3 W5 N3 W14 S18 E2 S1\$ N1 W2 N4 W7 S4 W2\$ E2 N4 E7 N14 E24 N52 \$.																