

LOT 88
IN OR 2096/720
ISLE DE MAI AT AMELIA PB 7/12

RAY KENNETH THOMAS/MCDADE YVETTE MARI
527 PATRIOTS WAY
FERNANDINA BEACH, FL 32034

2024

00-00-31-087I-0088-0000



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	11	CLAY TILE 70
Interior Floo	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
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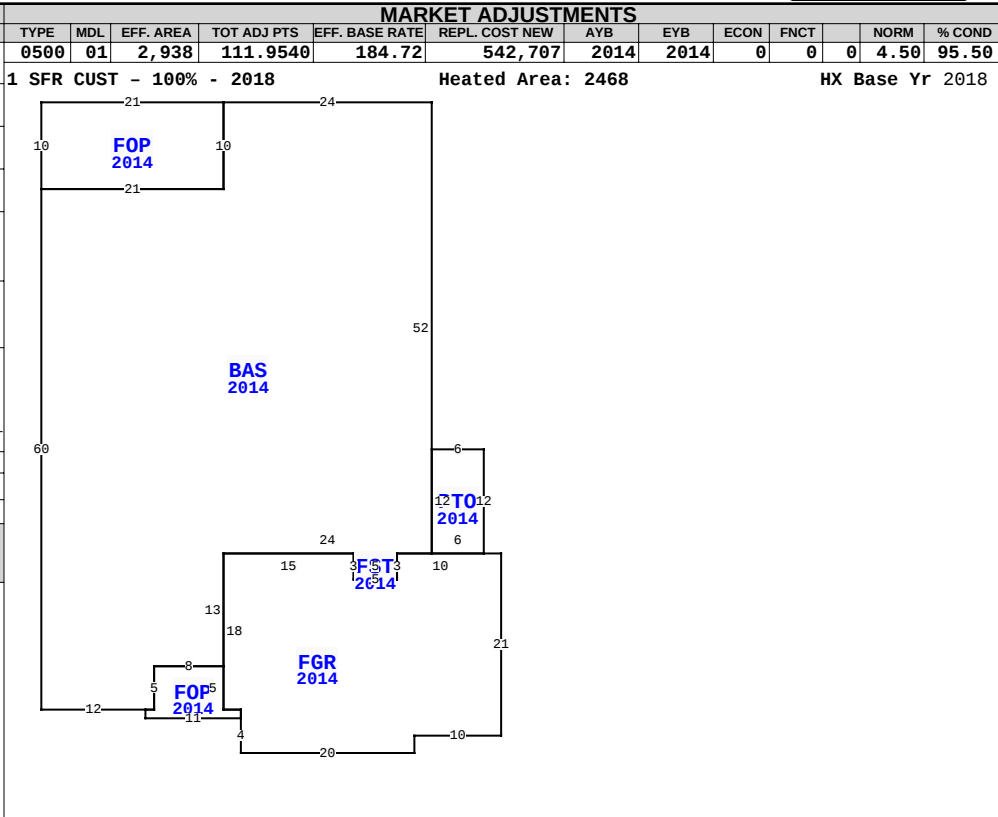
NEIGHBORHOOD/LOC	1079.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,468	100	2,468	435,374
FGR	691	55	380	67,035
FOP	51	30	15	2,646
FOP	210	30	63	11,113
FST	15	55	8	1,411
PTO	72	5	4	706

TOTALS	3,507		2,938	518,285
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	
2	0462	ST/AL FNC	0	100	0	0	672.00	SF	10.00	10.00	
3	0855	CONC PAVER	0	100	0	0	960.00	SF	7.00	7.00	
4	0855	CONC PAVER	0	100	0	0	56.00	SF	7.00	7.00	

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



527 PATRIOTS WAY, FERNANDINA BEACH

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF												13,716	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL		
R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	1		

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY	STANDARD										
Tax Group: 2	Tax Dist:										
BUILDING MARKET VALUE	518,285										
TOTAL MARKET OB/XF VALUE	13,716										
TOTAL LAND VALUE - MARKET	150,000										
TOTAL MARKET VALUE	682,001										
SOH/AGL Deduction	353,185										
ASSESSED VALUE	328,816										
TOTAL EXEMPTION VALUE	50,000										
BASE TAXABLE VALUE	278,816										
TOTAL JUST VALUE	682,001										
NCON VALUE	0										
INCOME VALUE											
PREVIOUS YEAR MKT VALUE	648,904										

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20141155	H/AC	0	06/02/2014
20140703	NEW CONSTR	275,063	04/10/2014

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2096/0720	1/23/2017	WD	Q	I	02	422,000	
GRANTOR: MROZ ROBERT J & BARBA							
GRANTEE: RAY KENNETH THOMAS							
1945/0085	10/16/2014	WD	Q	I	02	417,400	
GRANTOR: SEDA CONSTRUCTION COM							
GRANTEE: MROZ ROBERT J & BAR							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2014] W24 FOP=[YR=2014] W21 S10 E21 N10\$ S10 W21 S60 E12 FOP=[YR=2014] S1 E11 FGR=[YR=2014] S4 E20 N2 E10 N21 W2 PTO=[YR=2014] N12 W6 S12 E6\$ W10 FST=[YR=2014] W5 S3 E5 N3\$ S3 W5 N3 W15 S18 E2 S1\$ N1 W2 N5 W8 S5 W1\$ E1 N5 E8 N13 E24 N52\$.											