

S-28 OF LOT 76
SUB PT OF SEC 4 PB 0/59
IN OR 2312/491

PATCHEN FAMILY TRUST/PATCHEN DONALD D TRUSTEE
3804 FORSYTHE WAY
TALLAHASSEE, FL 32309

2025

00-00-30-0050-000C-0040



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	20	FACE BRICK 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	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
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	02
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NEIGHBORHOOD/LOC	2029.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,564	100	1993	1,564	189,967
FOP	42	30	1993	13	1,579
STP	12	10	1993	1	121
USP	176	30	1993	53	6,437
TOTALS	1,794			1,631	198,105

EXTRA FEATURES					
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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	0811	CONCRETE B	0	0	58	10	580.00	SF	2.60	2.60	100	1973	1973	3	23	347	
2	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1973	1973	3	31.6	632	
3	0511	GARAGE CB-	0	0	22	26	572.00	SF	40.00	40.00	100	1981	1981	3	32.5	7,436	

LAND DESCRIPTION																	
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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	LAND VALUE
1	000100	C	RES	0		RSF-2	85.00	150.00	1.00	LT		1.00	1.00	1.00	215,000.00	215,000.00	215,000

MARKET ADJUSTMENTS														NASSAU COUNTY PROPERTY			
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND		PAGE 1 of 1			
0900	01	1,631	113.7300	150.12	244,846	1973	1985	0	0	0	19.09	80.91		VALUATION SUMMARY			
1 SNGL FAM - 0% - 0														STANDARD			
Heated Area: 1564														Tax Group: 8			
														Tax Dist:			
														BUILDING MARKET VALUE			
														TOTAL MARKET OB/XF VALUE			
														TOTAL LAND VALUE - MARKET			
														TOTAL MARKET VALUE			
														SOH/AGL Deduction			
														ASSESSED VALUE			
														TOTAL EXEMPTION VALUE			
														BASE TAXABLE VALUE			
														TOTAL JUST VALUE			
														NCON VALUE			
														INCOME VALUE			
														PREVIOUS YEAR MKT VALUE			

837 DIANE DR, FERNANDINA BEACH	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	04/28/2025
	INC DATE		AG DATE	MLU

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3	0511	GARAGE CB-	0	0	22	26	572.00	SF	40.00	40.00	100	1981	1981	3	32.5	7,436	

TOTAL OB/XF																	
8,415																	

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	LAND VALUE
1	000100	C	RES	0		RSF-2	85.00	150.00	1.00	LT		1.00	1.00	1.00	215,000.00	215,000.00	215,000