LOT 12
ISLAND VIEW OR 2668/1074

RUSSELL DANIEL JUSTIN & COURTNEY LAINE
504 ISLAND VIEW DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-30-0442-0012-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

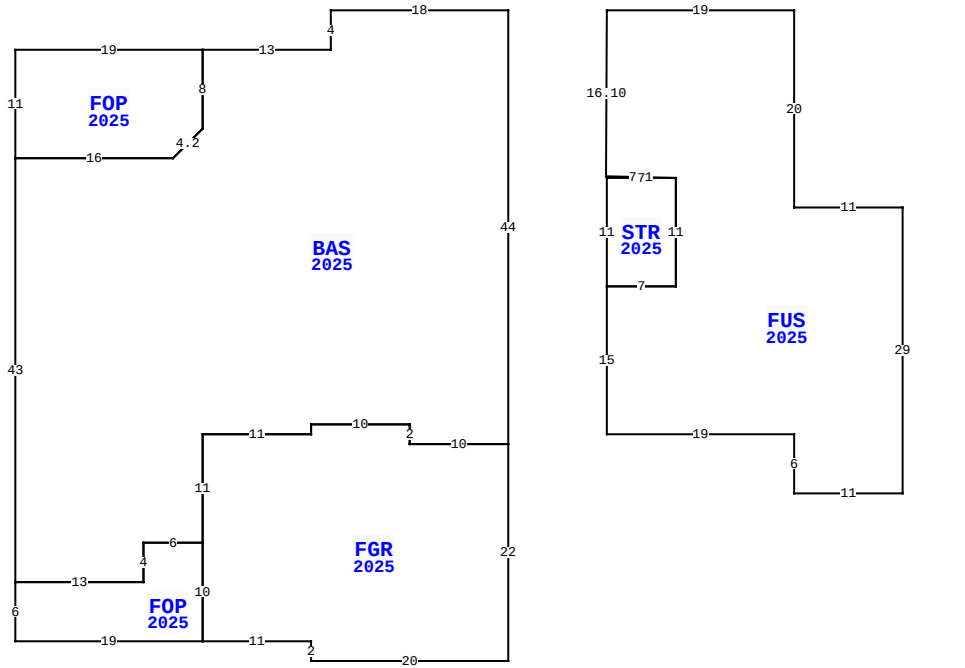
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	2042.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,079	100	2025	2,079	438,170
FGR	691	55	2025	380	80,089
FOP	138	30	2025	41	8,641
FOP	205	30	2025	62	13,067
FUS	1,059	100	2025	1,059	223,195
STR	77	10	2025	8	1,686
TOTALS	4,249			3,629	764,848

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,629	133.3935	210.76	764,848	2024	2024	0	0	0	0.00	100.00

1 SFR CUST – 100% - 2025 Heated Area: 3138 HX Base Yr 2025



504 ISLAND VIEW DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	11/06/2023 DC
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		764,848
TOTAL MARKET OB/XF VALUE		18,160
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		933,008
SOH/AGL Deduction		198,926
ASSESSED VALUE		734,082
TOTAL EXEMPTION VALUE	HX HB AM	411,073
BASE TAXABLE VALUE		323,009
TOTAL JUST VALUE		933,008
NCON VALUE		783,008
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		150,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2023-0070	COND 3143		04/18/2023
2023-0070			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2722/1818	6/24/2024	SW	Q	I	02	1,029,000

GRANTOR: SCOTT ROAD PARTNERS L
GRANTEE: RUSSELL DANIEL JUST

BUILDING NOTES

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	0855	CONC PAVER	0	100	0	0	1,816.00	SF	10.00	10.00	100	2025	2024		100	18,160	

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=-60,-10] W18 S4 W13 S8 D3L3 W16 S43 E13 N4 E6 N11 E11 N1 E10 S2 E10 N44 $
FUS=[YR=2025;ORIG=-50,-10] E19 S20 E11 S29 W11 N6 W19 N15 E7 N11 U0.2L7.1 U16.10R0.1 $
STR=[YR=2025;ORIG=-50,7] E7 S11 W7 N11 $
FOP=[YR=2025;ORIG=-110,-6] E19 S8 D3L3 W16 N11 $
FGR=[YR=2025;ORIG=-91,33] E11 N1 E10 S2 E10 S22 W20 N2 W11 N10 N11 $
FOP=[YR=2025;ORIG=-97,44] E6 S10 W19 N6 E13 N4 $
.

LAND DESCRIPTION

TOTAL OB/XF 18,160

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	RES	100		R-1			1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	150,000							

REVIEW DATE 05/15/2024 BY DJ Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 07/30/2025 BY SYS