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IN OR 2004/259  
ISLE DE MAI AT AMELIA PB 7/12

JACKSON FRANKIE M & CHARLES S  
526 PATRIOTS WAY  
FERNANDINA BEACH, FL 32034

2025

00-00-31-087I-0001-0000



| 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 60     |      |              |                      |
| Interior Floo            | 14               | CARPET 40        |      |              |                      |
| 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      | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS                      | 2,574            | 100              | 2013 | 2,574        | 464,157              |
| FGR                      | 444              | 55               | 2014 | 244          | 43,999               |
| FOP                      | 56               | 30               | 2013 | 17           | 3,066                |
| FSP                      | 210              | 40               | 2013 | 84           | 15,147               |
|                          |                  |                  |      |              |                      |
|                          |                  |                  |      |              |                      |
|                          |                  |                  |      |              |                      |
| TOTALS                   | 3,284            |                  |      | 2,919        | 526,369              |

| MARKET ADJUSTMENTS                                                                                                                                                                                                                                                                                                                                                             |     |           |             |                |                |                   |      |      |                 |      |        |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|-------------------|------|------|-----------------|------|--------|
| TYPE                                                                                                                                                                                                                                                                                                                                                                           | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB               | EYB  | ECON | FNCT            | NORM | % COND |
| 0500                                                                                                                                                                                                                                                                                                                                                                           | 01  | 2,919     | 109.7920    | 190.82         | 557,004        | 2013              | 2013 | 0    | 0               | 5.50 | 94.50  |
| 1 SFR CUST - 100% - 2019                                                                                                                                                                                                                                                                                                                                                       |     |           |             |                |                | Heated Area: 2574 |      |      | HX Base Yr 2019 |      |        |
| <p>The floor plan shows a large rectangular area with several smaller rectangular sections attached. The main area is labeled 'BAS 2013'. A smaller section at the top right is labeled 'FSP 2013'. A section at the bottom left is labeled 'FGR 2014'. A section at the bottom right is labeled 'FOP 2013'. Dimensions are provided for various sections of the property.</p> |     |           |             |                |                |                   |      |      |                 |      |        |
|                                                                                                                                                                                                                                                                                                                                                                                |     |           |             |                |                | BLD DATE          |      |      | LGL DATE        |      |        |
|                                                                                                                                                                                                                                                                                                                                                                                |     |           |             |                |                | XF DATE           |      |      | LAND DATE       |      |        |
|                                                                                                                                                                                                                                                                                                                                                                                |     |           |             |                |                |                   |      |      | 03/13/2024      |      |        |
|                                                                                                                                                                                                                                                                                                                                                                                |     |           |             |                |                |                   |      |      | MLU             |      |        |

| EXTRA FEATURES |            |             |     |     |   |   | 526 PATRIOTS WAY, FERNANDINA BEACH |    |          |                | 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              | 0504       | FP-ELECTRI  | 0   | 100 | 0 | 0 | 1.00                               | UT | 2,000.00 | 2,000.00       | 100       | 2013    | 2013        | 3 | 95     | 1,900           |       |
| 2              | 0855       | CONC PAVER  | 0   | 100 | 0 | 0 | 528.00                             | SF | 7.00     | 7.00           | 100       | 2013    | 2013        | 3 | 93     | 3,437           |       |
| 3              | 0855       | CONC PAVER  | 0   | 100 | 0 | 0 | 63.00                              | SF | 7.00     | 7.00           | 100       | 2018    | 2018        | 3 | 97     | 428             |       |
| 4              | 0855       | CONC PAVER  | 0   | 100 | 0 | 0 | 92.00                              | SF | 7.00     | 7.00           | 100       | 2015    | 2015        | 3 | 95     | 612             |       |
|                |            |             |     |     |   |   |                                    |    |          |                |           |         |             |   |        |                 |       |
|                |            |             |     |     |   |   |                                    |    |          |                |           |         |             |   |        |                 |       |
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