



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
NEIGHBORHOOD/LOC	1079.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,517	100	2015	2,517	463,777
FGR	462	55	2015	254	46,802
FOP	68	30	2015	20	3,685
FSP	190	40	2019	76	14,003
TOTALS	3,237			2,867	528,267

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0855	CONC PAVER	0	100	0	0	528.00	SF	7.00
2	0855	CONC PAVER	0	100	0	0	84.00	SF	7.00

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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	01	2,867	111.0140	192.94	553,159	2015	2015	0	0	4.50	95.50	
1 SFR CUST - 100% - 2025												
Heated Area: 2517												
HX Base Yr 2025												
530 PATRIOTS WAY, FERNANDINA BEACH												
BLD DATE: 03/13/2024 MLU												

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		528,267	
TOTAL MARKET OB/XF VALUE		4,070	
TOTAL LAND VALUE - MARKET		150,000	
TOTAL MARKET VALUE		682,337	
SOH/AGL Deduction		0	
ASSESSED VALUE		682,337	
TOTAL EXEMPTION VALUE		HX HB WX 55,722	
BASE TAXABLE VALUE		626,615	
TOTAL JUST VALUE		682,337	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		658,212	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20150588	CO ISSUED	0	09/04/2015
20150588	NEW CONSTR	310,934	03/20/2015

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2657/954	7/31/2023	WD Q	I	01	
GRANTOR: MILANA PAUL F & SUSAN					
GRANTEE: TROTMAN DIANNE					
2024/0432	1/14/2016	WD Q	I	01	
GRANTOR: SEDA CONSTRUCTION COM					
GRANTEE: MILANA PAUL F & SUS					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2015] W13 FSP=[YR=2019] W19 S10 E19 N10\$ S10 W19 N10 W13 S49 FGR=[YR=2015] S26 E21 N20 W14 N6 W7\$ E7 S6 E14 S12 E4 FOP=[YR=2015] S6 E9 N6 W1 N2 W7 S2 W1\$ E1 N2 E7 S2 E12 N67\$.									

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