LOT 4
ISLE DE MAI AT AMELIA PB 7/12

SARAZIN SCOTT ANDREW & LISA M
538 PATRIOTS WAY
FERNANDINA BEACH, FL 32034

2025

00-00-31-087I-0004-0000

BUILDING CHARACTERISTICS

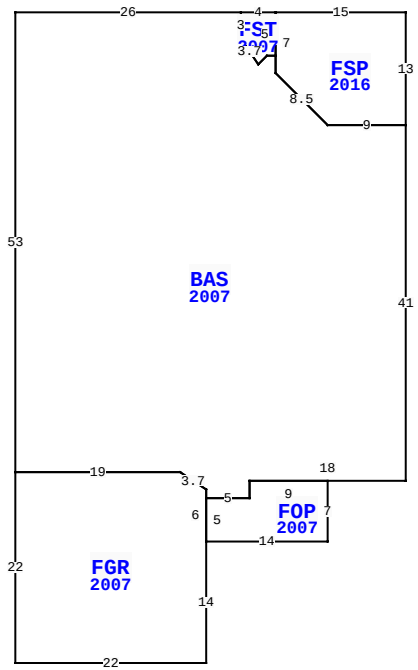
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	2,225	100	2007	2,225	396,751
FGR	481	55	2007	265	47,253
FOP	88	30	2007	26	4,636
FSP	177	40	2016	71	12,660
FST	20	55	2007	11	1,962
TOTALS	2,991			2,598	463,263

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,598	112.1280	194.88	506,298	2007	2007	0	0	0	8.50	91.50

1 SFR CUST – 100% - 2025 Heated Area: 2225 HX Base Yr 2025



538 PATRIOTS WAY, FERNANDINA BEACH

BLD DATE	12/12/2006	KK	LGL DATE		
XF DATE			LAND DATE	03/13/2024	MLU
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		463,263
TOTAL MARKET OB/XF VALUE		4,462
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		617,725
SOH/AGL Deduction		0
ASSESSED VALUE		617,725
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		562,003
TOTAL JUST VALUE		617,725
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		596,717

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20062061	H/AC	5,606	09/06/2006
20061869	ELEC OTHER	2,000	08/07/2006
20061799	OTHER	5,236	07/27/2006
20061701	DEMOLITION	0	07/18/2006
20061702	NEW CONSTR	250,000	07/18/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2750/926	11/13/2024	WD	Q	I	02	700,000
GRANTOR: HOLLIS FAMILY REVOCAB						
GRANTEE: SARAZIN SCOTT ANDRE						
2638/129	4/19/2023	WD	U	I	11	100
GRANTOR: HOLLIS JOSEPH D & LAN						
GRANTEE: HOLLIS FAMILY REVOC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W26 S53 FGR=[YR=2007] S22 E22 N14 FOP=[YR=2007] E14 N7 W9 S2 W5 S5$ N6 U2 L3 W19$ E19 R3 D2 S1 E5 N2 E18 N41 FSP=[YR=2016] N13 W15 FST=[YR=2007] W4 S3 D3 R2 U1 R1 E1 N5$ S7 D6 R6 E9$ W9 U6 L6 N2 W1 D1 L1 L2 U3 N3$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	90	1,800	
2	0855	CONC PAVER	0	100	0	0	306.00	SF	10.00	10.00	100	2007	2007	3	87	2,662	

LAND DESCRIPTION

TOTAL OB/XF 4,462

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	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	150,000							

REVIEW DATE 11/14/2019 BY DJA Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 07/30/2025 BY SYS