LOT 7
ISLE DE MAI AT AMELIA PB 7/12

MILLER FAMILY TRUST/MILLER PAUL M TRUSTEE
550 PATRIOTS WAY
FERNANDINA BEACH, FL 32034

2025

00-00-31-087I-0007-0000

BUILDING CHARACTERISTICS

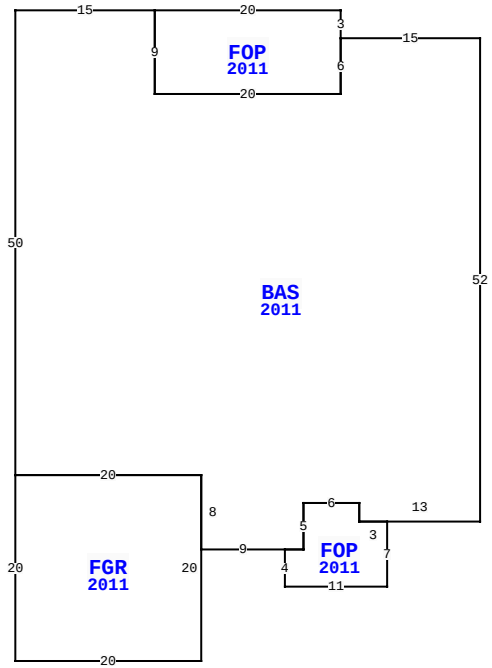
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame		N/A 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	2,446	100	2011	2,446	450,655
FGR	400	55	2011	220	40,533
FOP	83	30	2011	25	4,606
FOP	180	30	2011	54	9,949
TOTALS	3,109			2,745	505,743

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,745	113.3760	197.05	540,902	2011	2011	0	0	0	6.50	93.50

1 SFR CUST – 100% - 2018 Heated Area: 2446 HX Base Yr 2018



550 PATRIOTS WAY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		505,743
TOTAL MARKET OB/XF VALUE		44,881
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		700,624
SOH/AGL Deduction		255,016
ASSESSED VALUE		445,608
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		394,886
TOTAL JUST VALUE		700,624
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		679,964

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20132146	SWIM POOL	30,000	09/13/2013
20120819	ST/AL 182'	0	05/10/2012
20110986	H/AC	4,500	06/16/2011
20110860	NEW CONSTR	2,000	06/01/2011
20110838	NEW CONSTR	4,000	05/31/2011
20110691	NEW CONSTR	247,617	05/06/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2648/1980	6/14/2023	WD	U	I	11	100
GRANTOR: MILLER PAUL & JACQUEL						
GRANTEE: MILLER FAMILY TRUST						
2122/1570	5/25/2017	WD	Q	I	01	418,500
GRANTOR: INGEBRIGTSEN NILS M &						
GRANTEE: MILLER PAUL & JACQU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W15 FOP=[YR=2011] N3 W20 S9 E20 N6 $ S6 W20 N9 W15 S50 FGR=[YR=2011] S20 E20 N20 W20 $ E20 S8 E9 FOP=[YR=2011] S4 E11 N7 W3 N2 W6 S5 W2 $ E2 N5 E6 S2 E13 N52 $.

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	624.00	SF	10.00	10.00	100	2011	2011	3	91	5,678	
2	0462	ST/AL FNC	0	100	0	0	728.00	SF	10.00	10.00	100	2012	2012	3	64	4,659	
3	0861	POOL GUNIT	0	100	0	0	300.00	SF	85.00	85.00	100	2013	2013	3	68	17,340	
4	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2013	2013	3	55	1,100	
5	0911	SCRN RM A	0	100	0	0	858.00	SF	26.25	26.25	100	2013	2013	3	55	12,387	
6	0855	CONC PAVER	0	100	0	0	558.00	SF	7.00	7.00	100	2013	2013	3	93	3,633	
7	0855	CONC PAVER	0	100	3	3	9.00	SF	10.00	10.00	100	2013	2013	3	93	84	

LAND DESCRIPTION

TOTAL OB/XF 44,881

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