



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	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	1,781	100	2008	1,781	315,087
FGR	462	55	2008	254	44,936
FOP	45	30	2008	14	2,477
FSP	252	40	2008	101	17,868
TOTALS	2,540			2,150	380,369

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0855	CONC PAVER	0	0	0	544.00	SF	10.00	
2	0855	CONC PAVER	0	0	18	54.00	SF	10.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0	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	2,150	110.6420	192.30	413,445	2008	2008	0	0	0	8.00	92.00
1 SFR CUST - 0% - 0												
Heated Area: 1781												
HX Base Yr												
558 PATRIOTS WAY, FERNANDINA BEACH												

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

TOTAL OB/XF												
5,262												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT
1	000100	C	RES	0	0003	R-1	0.00	0.00	1.00	LT		1.00

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		380,369	
TOTAL MARKET OB/XF VALUE		5,262	
TOTAL LAND VALUE - MARKET		150,000	
TOTAL MARKET VALUE		535,631	
SOH/AGL Deduction		67,117	
ASSESSED VALUE		468,514	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		468,514	
TOTAL JUST VALUE		535,631	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		518,389	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20080057	CO ISSUED	0	07/02/2008
20080550	H/AC	9,120	04/03/2008
20080335	ELEC OTHER	2,000	03/05/2008
20080332	OTHER	5,886	03/04/2008
20080057	NEW CONSTR	250,000	01/15/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2794/1053	6/13/2025	WD	Q	I	01	655,000
GRANTOR: ROSARIO RAYMOND J & S						
GRANTEE: HANSON LYNETTE M						
2245/0143	12/19/2018	WD	Q	I	01	384,000
GRANTOR: FORD JEFFREY A & TERR						
GRANTEE: ROSARIO RAYMOND J &						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2008] W16 FSP=[YR=2008] W28 S9 E28 N9\$ S9 W28 S29 FGR=[YR=2008] S22 E21 N8 FOP=[YR=2008] E9 N5 W9 S5\$ N14 W21\$ E21 S9 E9 S11 E14 N58\$.									