LOT 10
IN OR 1963/1739
ISLE DE MAI AT AMELIA PB 7/12

COOK MATTHEW C & ALLISON H
562 PATRIOTS WAY
FERNANDINA BEACH, FL 32034

2025

00-00-31-087I-0010-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

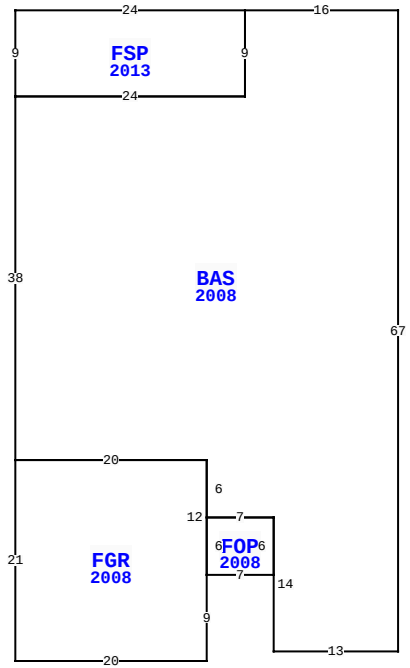
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	1,966	100	2008	1,966	347,817
FGR	420	55	2008	231	40,867
FOP	42	30	2008	13	2,300
FSP	216	40	2013	86	15,215
TOTALS	2,644			2,296	406,199

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,296	110.6420	192.30	441,521	2008	2008	0	0	0	8.00	92.00

1 SFR CUST – 100% - 2016 Heated Area: 1966 HX Base Yr 2016



562 PATRIOTS WAY, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		406,199
TOTAL MARKET OB/XF VALUE		7,355
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		563,554
SOH/AGL Deduction		246,510
ASSESSED VALUE		317,044
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		266,322
TOTAL JUST VALUE		563,554
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		545,159

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20080061	CO ISSUED	0	07/02/2008
20080524	H/AC	5,150	04/01/2008
20080337	ELEC OTHER	2,000	03/05/2008
20080244	OTHER	6,080	02/19/2008
20080061	NEW CONSTR	250,000	01/15/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1963/1739	2/13/2015	WD	Q	I	02	319,000
GRANTOR: CHANNEL PARITY REALTY						
GRANTEE: COOK MATTHEW C & AL						
1633/1176	7/24/2009	WD	Q	I	01	291,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: CHANNEL PARITY REAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W16 FSP=[YR=2013] W24 S9 E24 N9$ S9 W24 S38 FGR=[YR=2008] S21 E20 N9 FOP=[YR=2008] E7 N6 W7 S6$ N12 W20$ E20 S6 E7 S14 E13 N67$.

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	2008	2008	3	91	1,820	
2	0855	CONC PAVER	0	100	17	3	51.00	SF	10.00	10.00	100	2008	2008	3	88	449	
3	0855	CONC PAVER	0	100	0	0	578.00	SF	10.00	10.00	100	2008	2008	3	88	5,086	

LAND DESCRIPTION

TOTAL OB/XF 7,355

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