



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		3 100
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	2,626	100	2006	2,626	440,773
FGR	480	55	2006	264	44,312
FOP	105	30	2006	32	5,371
FOP	180	30	2006	54	9,064
TOTALS	3,391			2,976	499,520

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
2	0855	CONC PAVER	0	100	0	0	628.00	SF	10.00
3	0855	CONC PAVER	0	100	26	3	78.00	SF	10.00
4	0861	POOL GUNIT	0	100	0	0	379.00	SF	85.00
5	0910	SCRN RM L	0	100	0	0	1,358.00	SF	15.00
6	0855	CONC PAVER	0	100	0	0	979.00	SF	10.00
7	0462	ST/AL FNC	0	100	0	0	816.00	SF	10.00
8	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00

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	2,976	106.1260	184.45	548,923	2006	2006		0	0	9.00	91.00	
1 SFR CUST - 100% - 2014 Heated Area: 2626 HX Base Yr 2014													
566 PATRIOTS WAY, FERNANDINA BEACH													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 03/13/2024 MLU													

TOTAL OB/XF 41,806													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006
2	0855	CONC PAVER	0	100	0	0	628.00	SF	10.00	10.00	100	2006	2006
3	0855	CONC PAVER	0	100	26	3	78.00	SF	10.00	10.00	100	2006	2006
4	0861	POOL GUNIT	0	100	0	0	379.00	SF	85.00	85.00	100	2007	2007
5	0910	SCRN RM L	0	100	0	0	1,358.00	SF	15.00	15.00	100	2007	2007
6	0855	CONC PAVER	0	100	0	0	979.00	SF	10.00	10.00	100	2007	2007
7	0462	ST/AL FNC	0	100	0	0	816.00	SF	10.00	10.00	100	2012	2012
8	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007

TOTAL OB/XF 41,806													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	000100	C	RES	100	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00

NASSAU COUNTY PROPERTY													
PAGE 1 of 1 2													
VALUATION SUMMARY													
VALUATION BY										STANDARD			
Tax Group: 2										Tax Dist:			
BUILDING MARKET VALUE										499,520			
TOTAL MARKET OB/XF VALUE										41,806			
TOTAL LAND VALUE - MARKET										150,000			
TOTAL MARKET VALUE										691,326			
SOH/AGL Deduction										308,285			
ASSESSED VALUE										383,041			
TOTAL EXEMPTION VALUE										50,722			
BASE TAXABLE VALUE										332,319			
TOTAL JUST VALUE										691,326			
NCON VALUE										0			
INCOME VALUE													
PREVIOUS YEAR MKT VALUE										671,336			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20112118	FENCE	4,170	11/22/2011
20070489	XFOB	10,600	03/23/2007
20070333	ELEC OTHER	725	02/22/2007
20070291	SWIM POOL	55,000	02/19/2007
20061656	OTHER	1,640	07/12/2006
20061573	H/AC	5,832	07/06/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2672/1723	9/29/2023	QC	U	I	11	100	
GRANTOR: ALLEN KELLI J & G DOU							
GRANTEE: ALLEN GENE DOUGLAS							
1868/1539	7/18/2013	WD	Q	I	01	385,000	
GRANTOR: MCLEAN JANIS M							
GRANTEE: ALLEN KELLI J & G D							

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2006] W15 FOP=[YR=2006] W20 S9 E20 N9\$ S9 W20 N9 W15 S51 FGR=[YR=2006] S24 E20 N24 W20\$ E20 S9 E8 FOP=[YR=2006] S7 E13 N7 W3 N2 W7 S2 W3\$ E3 N2 E7 S2 E12 N60\$.													