

LOT 85  
IN OR 1897/1947  
ISLE DE MAI AT AMELIA PB 7/12

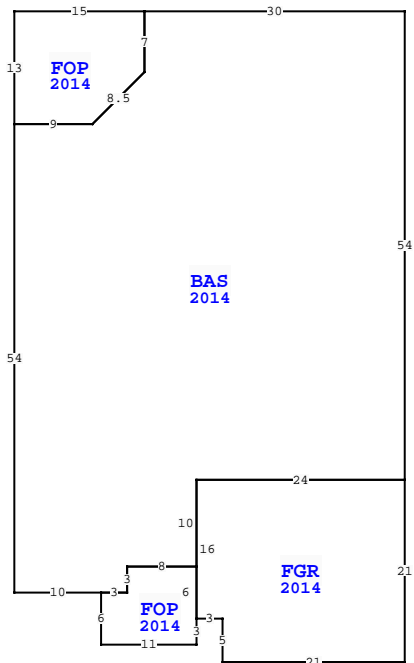
GAWLEY FAMILY TRUST/GAWLEY LORRAINE E TRUSTEE  
539 PATRIOTS WAY  
FERNANDINA BEACH, FL 32034

**2025**

00-00-31-087I-0085-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	04	WOOD TRUSS	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	0	0	100
Units	0	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
BAS	2,502	100	2014
FGR	489	55	2014
FOP	90	30	2014
FOP	177	30	2014
TOTALS	3,258		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR CUST	- 100%	- 2014								
				Heated Area: 2502							
					HX Base Yr 2014						



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			508,367
TOTAL MARKET OB/XF VALUE			7,791
TOTAL LAND VALUE - MARKET			150,000
TOTAL MARKET VALUE			666,158
SOH/AGL Deduction			293,959
ASSESSED VALUE			372,199
TOTAL EXEMPTION VALUE	HX HB WX		55,722
BASE TAXABLE VALUE			316,477
TOTAL JUST VALUE			666,158
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			643,066

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20130122	H/AC	7,100	01/17/2013
20122562	NEW CONSTR	4,500	12/26/2012
20122152	NEW CONSTR	264,164	10/18/2012
20122153	TREES	3,000	10/18/2012
20122154	ROOF	4,600	10/18/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1897/1947	1/07/2014	QC	U	I	11	100
GRANTOR: GAWLEY LORRAINE E						
GRANTEE: GAWLEY LORRAINE E T						
1872/1291	8/01/2013	WD	Q	I	01	362,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: GAWLEY LORRAINE E						

EXTRA FEATURES															539 PATRIOTS WAY, FERNANDINA BEACH	
L N	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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2013	2013	3	95	3,325	
2	0855	CONC PAVER	0	100	23	4	SF	7.00	7.00	100	2013	2013	3	93	599	
3	0855	CONC PAVER	0	100	0	594.00	SF	7.00	7.00	100	2013	2013	3	93	3,867	
TOTALS															7,791	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2014] W30 FOP=[YR=2014] W15 S13 E9 U6 R6 N7\$ S7 D6 L6 W9 S54 E10 FOP=[YR=2014] S6 E11 N3 FGR=[YR=2014] E3 S5 E21 N21 W24 S16\$ N6 W8 S3 W3\$ E3 N3 E8 N10 E24 N54\$.	

LAND DESCRIPTION										TOTAL OB/XF														
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	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							