

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	08	IRREGULAR	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		3	100
Bathrooms		2.5	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
BAS	2,468	100	2014
FGR	691	55	2014
FOP	51	30	2014
FOP	210	30	2014
FST	15	55	2014
PTO	72	5	2014
TOTALS	3,507		

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%	- 2018									
Heated Area: 2468						HX Base Yr 2018						
BLD DATE						LGL DATE	03/13/2024					MLU
XF DATE						LAND DATE						
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	543,092			
TOTAL MARKET OB/XF VALUE	13,376			
TOTAL LAND VALUE - MARKET	150,000			
TOTAL MARKET VALUE	706,468			
SOH/AGL Deduction	368,116			
ASSESSED VALUE	338,352			
TOTAL EXEMPTION VALUE	HX HB	50,722		
BASE TAXABLE VALUE	287,630			
TOTAL JUST VALUE	706,468			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	682,001			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20141155	H/AC	0	06/02/2014
20140703	NEW CONSTR	275,063	04/10/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2096/0720	1/23/2017	WD Q	Q	I	02	422,000
GRANTOR: MROZ ROBERT J & BARBA						
GRANTEE: RAY KENNETH THOMAS						
1945/0085	10/16/2014	WD Q	Q	I	02	417,400
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: MROZ ROBERT J & BAR						

EXTRA FEATURES															527 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	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00	100	2014	2014	3	96	1,920	
2	0462	ST/AL FNC	0	100	0	672.00	SF	10.00	10.00	100	2014	2014	3	71	4,771	
3	0855	CONC PAVER	0	100	0	960.00	SF	7.00	7.00	100	2014	2014	3	94	6,317	
4	0855	CONC PAVER	0	100	0	56.00	SF	7.00	7.00	100	2014	2014	3	94	368	

BUILDING NOTES									
<p>BUILDING DIMENSIONS</p> <p>BAS=[YR=2014] W24 FOP=[YR=2014] W21 S10 E21 N10\$ S10 W21 S60 E12 FOP=[YR=2014] S1 E11 FGR=[YR=2014] S4 E20 N2 E10 N21 W2 PTO=[YR=2014] N12 W6 S12 E6\$ W10 FST=[YR=2014] W5 S3 E5 N3\$ S3 W5 N3 W15 S18 E2 S1\$ N1 W2 N5 W8 S5 W1\$ E1 N5 E8 N13 E24 N52\$.</p>									

LAND DESCRIPTION										TOTAL OB/XF										13,376				
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							