LOT 8
ISLAND VIEW OR 2668/1074

SAWYERS LISA M
528 ISLAND VIEW DRIVE
FERNANDINA BEACH, FL 32034

2026

00-00-30-0442-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Quality	02	Quality Level 02

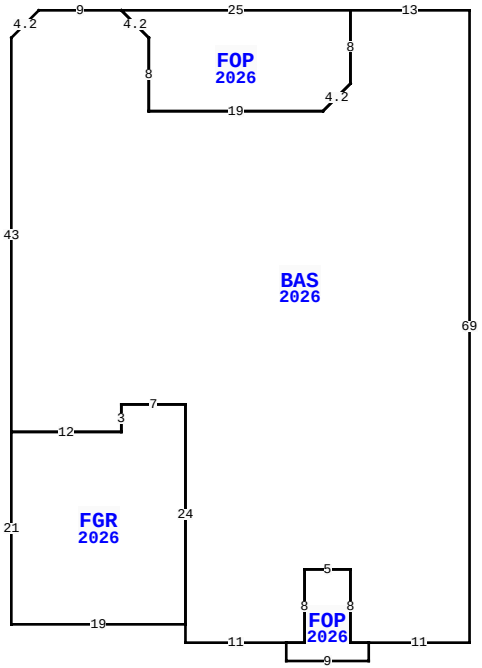
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 2042.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,706	100	2026	2,706	622,678
FGR	420	55	2026	231	53,155
FOP	58	30	2026	17	3,912
FOP	242	30	2026	73	16,798
TOTALS	3,426			3,027	696,543

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,027	138.6210	230.11	696,543	2025	2025	0	0	0	0.00	100.00

1 SFR CUST 100% - 2026 Heated Area: 2706 HX Base Yr 2026



528 ISLAND VIEW DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	11/06/2023 DC
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		696,543
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		846,543
SOH/AGL Deduction		0
ASSESSED VALUE		846,543
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		795,132
TOTAL JUST VALUE		846,543
NCON VALUE		696,543
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		150,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2024-0447			03/24/2025
BLDR-2024-0	H-2693, FGR-428	483,060	08/08/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2779/73	4/03/2025	SW	Q	I	01	1,059,400

GRANTOR: SCOTT ROAD PARTNERS L
GRANTEE: SAWYERS LISA M

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=100,10] S69 W11 W2 N8 W5 S8 W2 W11 N2 N24 W7 S3 W12 N43 U3R3 E9 D3R3 S8 E19 U3R3 N8 E13 $
FOP=[YR=2026;ORIG=62,10] E25 S8 D3L3 W19 N8 U3L3 $
FOP=[YR=2026;ORIG=80,79] S2 E9 N2 W2 N8 W5 S8 W2 $
FGR=[YR=2026;ORIG=50,56] E12 N3 E7 S24 W19 N21 $
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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

LAND DESCRIPTION

TOTAL OB/XF 0

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		R-1			1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	150,000							

REVIEW DATE 12/16/2024 BY HS Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 07/09/2026 BY SYS