LOT 12
ISLAND VIEW OR 2668/1074

RUSSELL DANIEL JUSTIN & COURTNEY LAINE
504 ISLAND VIEW DRIVE
FERNANDINA BEACH, FL 32034

2026

00-00-30-0442-0012-0000

BUILDING CHARACTERISTICS

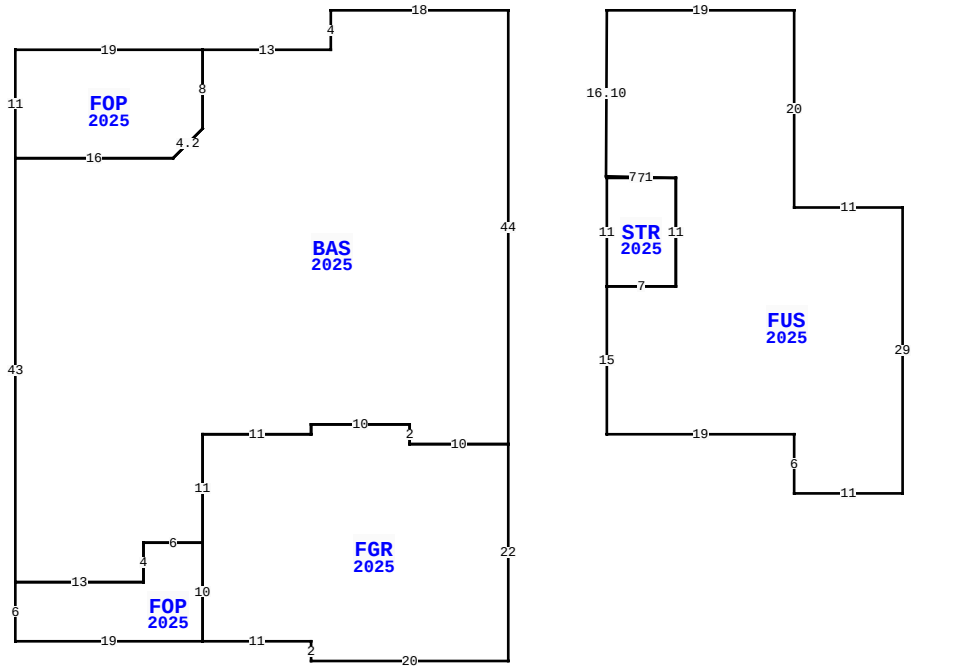
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 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	2,079	100	2025	2,079	460,353
FGR	691	55	2025	380	84,143
FOP	138	30	2025	41	9,079
FOP	205	30	2025	62	13,729
FUS	1,059	100	2025	1,059	234,494
STR	77	10	2025	8	1,771
TOTALS	4,249			3,629	803,569

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,629	133.3935	221.43	803,569	2024	2024	0	0	0	0.00	100.00

1 SFR CUST 100% - 2025 Heated Area: 3138 HX Base Yr 2025



504 ISLAND VIEW DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		803,569
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		953,569
SOH/AGL Deduction		199,667
ASSESSED VALUE		753,902
TOTAL EXEMPTION VALUE	HX HB AM	240,025
BASE TAXABLE VALUE		513,877
TOTAL JUST VALUE		953,569
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		933,008

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2023-0070	COND 3143		04/18/2023
2023-0070			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2722/1818	6/24/2024	SW	Q	I	02	1,029,000

GRANTOR: SCOTT ROAD PARTNERS L
GRANTEE: RUSSELL DANIEL JUST

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=-60,-10] W18 S4 W13 S8 D3L3 W16 S43 E13 N4 E6 N11 E11 N1 E10 S2 E10 N44 $
FUS=[YR=2025;ORIG=-50,-10] E19 S20 E11 S29 W11 N6 W19 N15 E7 N11 U0.2L7.1 U16.10R0.1 $
STR=[YR=2025;ORIG=-50,7] E7 S11 W7 N11 $
FOP=[YR=2025;ORIG=-110,-6] E19 S8 D3L3 W16 N11 $
FGR=[YR=2025;ORIG=-91,33] E11 N1 E10 S2 E10 S22 W20 N2 W11 N10 N11 $
FOP=[YR=2025;ORIG=-97,44] E6 S10 W19 N6 E13 N4 $
.

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 05/15/2024 BY DJ Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 07/09/2026 BY SYS