LOT 2
ISLE DE MAI AT AMELIA PB 7/12

TROTMAN DIANNE
530 PATRIOTS WAY
FERNANDINA BEACH, FL 32034

2026

00-00-31-087I-0002-0000

BUILDING CHARACTERISTICS

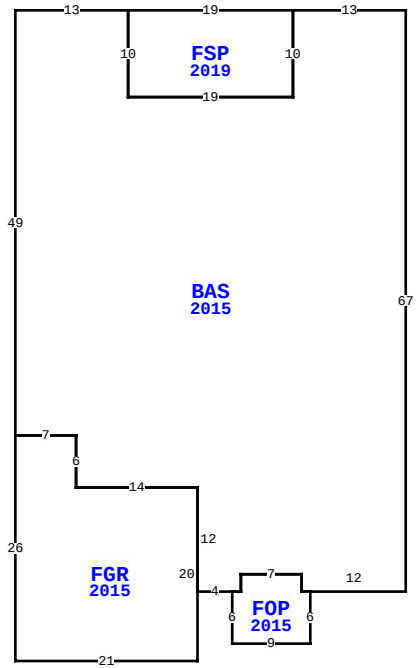
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	2,517	100	2015	2,517	460,488
FGR	462	55	2015	254	46,469
FOP	68	30	2015	20	3,659
FSP	190	40	2019	76	13,904
TOTALS	3,237			2,867	524,521

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,867	105.4633	192.58	552,127	2015	2015	0	0	0	5.00	95.00

1 SFR CUST 100% - 2025 Heated Area: 2517 HX Base Yr 2025



530 PATRIOTS WAY, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		524,521
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		155,000
TOTAL MARKET VALUE		679,521
SOH/AGL Deduction		0
ASSESSED VALUE		679,521
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		623,110
TOTAL JUST VALUE		679,521
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		682,337

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20150588	CO ISSUED	0	09/04/2015
20150588	NEW CONSTR	310,934	03/20/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2657/954	7/31/2023	WD	Q	I	01	840,000
GRANTOR: MILANA PAUL F & SUSAN						
GRANTEE: TROTMAN DIANNE						
2024/0432	1/14/2016	WD	Q	I	01	370,500
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: MILANA PAUL F & SUS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W13 FSP=[YR=2019] W19 S10 E19 N10$ S10 W19 N10 W13 S49 FGR=[YR=2015] S26 E21 N20 W14 N6 W7$ E7 S6 E14 S12 E4 FOP=[YR=2015] S6 E9 N6 W1 N2 W7 S2 W1$ E1 N2 E7 S2 E12 N67$.

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	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	155,000.00	155,000.00	155,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 155,000 Market: 0 Agricultural: 0 Common: 155,000 PRINTED 07/09/2026 BY SYS