LOT 3
IN OR 1882/969
ISLE DE MAI AT AMELIA PB 7/12

POUND JAMES E JR/WALTERS DONNA M
534 PATRIOTS WAY
FERNANDINA BEACH, FL 32034

2026

00-00-31-087I-0003-0000

BUILDING CHARACTERISTICS

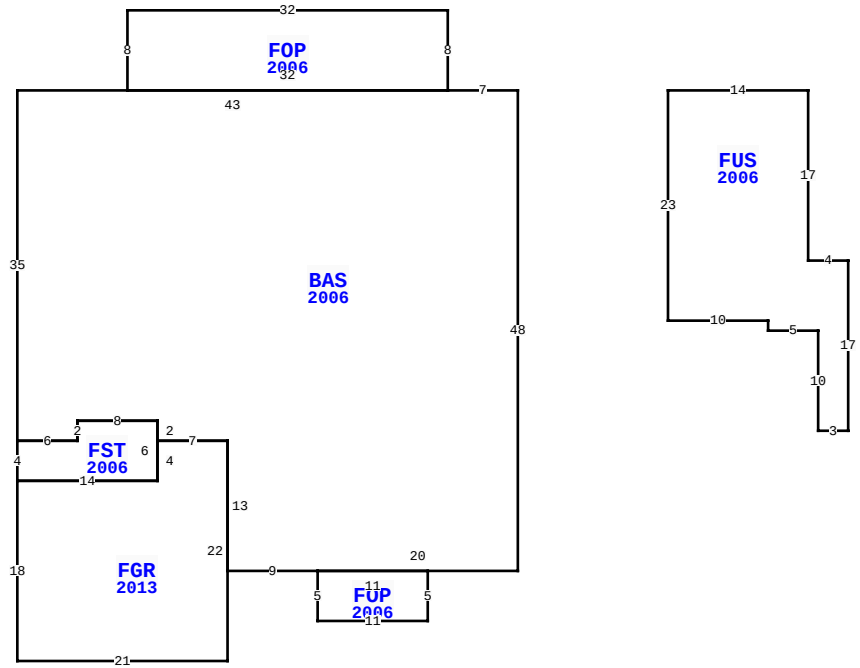
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	1079.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,111	100	2006	2,111	363,865
FGR	406	55	2013	223	38,438
FOP	55	30	2006	16	2,758
FOP	256	30	2006	77	13,272
FST	72	55	2006	40	6,894
FUS	384	100	2006	384	66,189
TOTALS	3,284			2,851	491,416

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,851	104.3024	190.46	543,001	2006	2006	0	0	0	9.50	90.50

1 SFR CUST 100% - 2014 Heated Area: 2495 HX Base Yr 2014



534 PATRIOTS WAY, FERNANDINA BEACH

BLD DATE	06/20/2006 KK	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		491,416
TOTAL MARKET OB/XF VALUE		2,578
TOTAL LAND VALUE - MARKET		155,000
TOTAL MARKET VALUE		648,994
SOH/AGL Deduction		288,096
ASSESSED VALUE		360,898
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		309,487
TOTAL JUST VALUE		648,994
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		661,697

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20140799	ALUM	0	04/24/2014
20070259	XFOB	5,300	02/12/2007
20062601	OTHER	1,000	11/27/2006
20061956	H/AC	6,400	08/22/2006
20061746	ELEC OTHER	2,000	07/24/2006
20061708	OTHER	5,682	07/18/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1882/0969	9/18/2013	WD	Q	I	02	392,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: POUND JAMES E JR &						
1415/1298	5/30/2006	WD	U	V	19	113,000
GRANTOR: SEASIDE PPR INC						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

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
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	88	1,760	
4	0910	SCRN RM L	0	100	31	8	248.00	SF	15.00	15.00	100	2006	2006	3	22	818	

BUILDING DIMENSIONS

BAS=[YR=2006] W7 FOP=[YR=2006] N8 W32 S8 E32$ W43 S35 FST=[YR=2006] S4 FGR=[YR=2013] S18 E21 N22 W7 S4 W14$ E14 N6 W8 S2 W6$ E6 N2 E8 S2 E7 S13 E9 FOP=[YR=2006] S5 E11 N5 W11$ E20 N48$ PTR=E15 FUS=[YR=2006] E14 S17 E4 S17 W3 N10 W5 N1 W10 N23$ W15$.

LAND DESCRIPTION

TOTAL OB/XF 2,578

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