LOT 5
ISLE DE MAI AT AMELIA PB 7/12

SPENCER DALE L & ELLEN M L/E/
542 PATRIOTS WAY
FERNANDINA BEACH, FL 32034

2026

00-00-31-087I-0005-0000

BUILDING CHARACTERISTICS

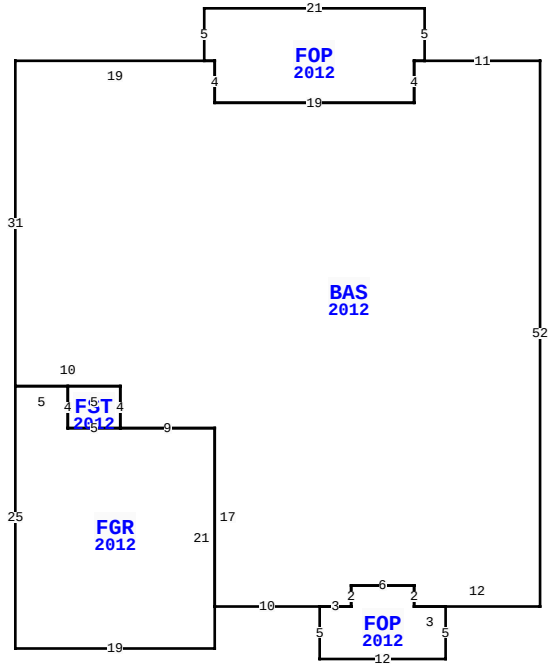
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,149	100	2012	2,149	379,780
FGR	419	55	2012	230	40,646
FOP	72	30	2012	22	3,888
FOP	181	30	2012	54	9,544
FST	20	55	2012	11	1,944
TOTALS	2,841			2,466	435,803

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,466	103.5120	189.01	466,099	2012	2012	0	0	0	6.50	93.50

1 SFR CUST 100% - 2017 Heated Area: 2149 HX Base Yr 2017



542 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		435,803
TOTAL MARKET OB/XF VALUE		1,880
TOTAL LAND VALUE - MARKET		155,000
TOTAL MARKET VALUE		592,683
SOH/AGL Deduction		244,616
ASSESSED VALUE		348,067
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		296,656
TOTAL JUST VALUE		592,683
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		601,779

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121549	FENCE	0	07/31/2012
20121363	IRR HDS	1,300	07/10/2012
20120563	H/AC	4,600	04/04/2012
20120434	NEW CONSTR	2,000	03/15/2012
20120331	NEW CONSTR	2,000	03/01/2012
20120157	NEW CONSTR	219,404	01/31/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2820/668	9/29/2025	LE	U	I	11	100
GRANTOR: SPENCER DALE L & ELLE						
GRANTEE: SPENCER MATTHEW LEB						
2066/0103	8/18/2016	WD	Q	I	01	350,000
GRANTOR: HESS ROBERT P						
GRANTEE: SPENCER DALE L & EL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W11 FOP=[YR=2012] N5 W21 S5 E1 S4 E19 N4 E1$ W1 S4 W19 N4 W19 S31 FGR=[YR=2012] S25 E19 N21 W9 FST=[YR=2012] N4 W5 S4 E5$ W5 N4 W5$ E10 S4 E9 S17 E10 FOP=[YR=2012] S5 E12 N5 W3 N2 W6 S2 W3$ E3 N2 E6 S2 E12 N52$.

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	2012	2012	3	94	1,880	

LAND DESCRIPTION

TOTAL OB/XF 1,880

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