LOT 6
ISLE DE MAI AT AMELIA PB 7/12

ZEBRASKY FAMILY REVOCABLE TRUST/ZEBRASKY STEVEN W
546 PATRIOTS WAY
FERNANDINA BEACH, FL 32034

2026

00-00-31-087I-0006-0000

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	12	HARDWOOD 80
Interior Floo	14	CARPET 20
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

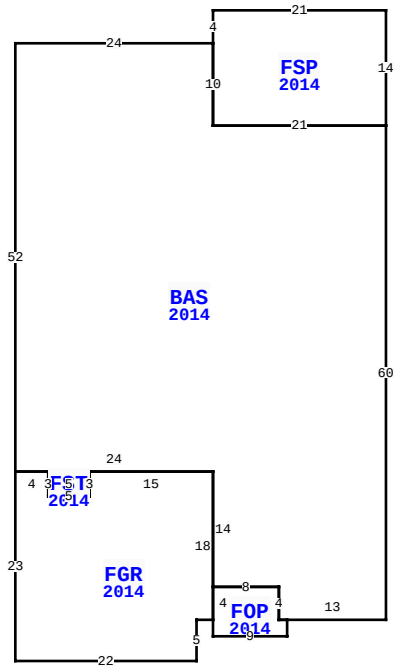
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1079.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,476	100	2014	2,476	434,949
FGR	527	55	2014	290	50,943
FOP	50	30	2014	15	2,635
FSP	294	40	2014	118	20,729
FST	15	55	2014	8	1,405
TOTALS	3,362			2,907	510,661

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,907	101.8020	185.89	540,382	2014	2014	0	0	0	5.50	94.50

1 SFR CUST 100% - 2019 Heated Area: 2476 HX Base Yr 2019



546 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		510,661
TOTAL MARKET OB/XF VALUE		1,900
TOTAL LAND VALUE - MARKET		155,000
TOTAL MARKET VALUE		667,561
SOH/AGL Deduction		183,429
ASSESSED VALUE		484,132
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		432,721
TOTAL JUST VALUE		667,561
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		670,448

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20132310	NEW CONSTR	4,000	10/02/2013
20131814	NEW CONSTR	0	08/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2763/1089	1/14/2025	QC	U	I	11	100
GRANTOR: ZEBRASKY STEVEN & VAL						
GRANTEE: ZEBRASKY FAMILY REV						
2203/1097	6/07/2018	WD	Q	I	02	460,000
GRANTOR: DIXON VALERIE A						
GRANTEE: ZEBRASKY STEVEN & V						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2014] W21 S4 BAS=[YR=2014] W24 S52 FGR=[YR=2014] S23 E22 N5 E2 FOP=[YR=2014] S2 E9 N2 W1 N4 W8 S4$ N18 W15 FST=[YR=2014] W5 S3 E5 N3$ S3 W5 N3 W4$ E24 S14 E8 S4 E13 N60 W21 N10$ S10 E21 N14$.

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	2014	2014	3	95	1,900	

LAND DESCRIPTION

TOTAL OB/XF 1,900

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