



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	14	CARPET 70
Interior Floo	11	CLAY TILE 30
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

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Quality	02	Quality Level 02
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DOR CODE	0100	SINGLE FAMILY
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MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1079.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,502	100	2007	2,502	408,006
FGR	508	55	2007	279	45,497
FOP	52	30	2007	16	2,609
FOP	200	30	2007	60	9,784
TOTALS	3,262			2,857	465,896

EXTRA FEATURES					
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L N	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	2007	2007	3	89	1,780	
4	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2008	2008	04	85	42,500	
5	0911	SCRN RM A	0	100	30	23	690.00	SF	18.00	18.00	100	2017	2017	3	70	8,694	

LAND DESCRIPTION			TOTAL OB/XF 52,974														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
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
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,857	98.1407	179.20	511,974	2007	2007	0	0	9.00	91.00
1 SFR CUST 100% - 2021 Heated Area: 2502 HX Base Yr 2021											
554 PATRIOTS WAY, FERNANDINA BEACH											

BLD DATE	01/03/2008	DJ	LGL DATE	
XF DATE			LAND DATE	05/06/2026
INC DATE			AG DATE	MLU

NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE				465,896	
TOTAL MARKET OB/XF VALUE				52,974	
TOTAL LAND VALUE - MARKET				155,000	
TOTAL MARKET VALUE				673,870	
SOH/AGL Deduction				206,358	
ASSESSED VALUE				467,512	
TOTAL EXEMPTION VALUE		HX HB		51,411	
BASE TAXABLE VALUE				416,101	
TOTAL JUST VALUE				673,870	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				650,017	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222087	KITCHEN RMDL	25,000	04/08/2022
20173516	SCRNRM	13,958	11/08/2017
20141708	STRMDMG	12,903	08/04/2014
20110401	ELEC OTHER	400	03/22/2011
20080674	SWIM POOL	42,000	04/25/2008
20080675	OTHER	1,000	04/25/2008

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2408/0704	11/12/2020	WD Q	I	I	02
GRANTOR: BERGEN BRION J & NICH					
GRANTEE: MURPHY CLARISSA H &					
1702/0463	9/27/2010	WD Q	I	I	02
GRANTOR: TTS PROPERTIES LLC					
GRANTEE: BERGEN BRION J & NI					

BUILDING NOTES																	
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BUILDING DIMENSIONS																	
FOP=[YR=2007] W20 BAS=[YR=2007] W25 S52 FGR=[YR=2007] S22 E22 N2 FOP=[YR=2007] E12 N2 W3 N4 W7 S4 W2 S2\$ N2 E2 N12 W2 N6 W22\$ E22 S6 E2 S8 E7 S4 E14 N60 W20 N10\$ S10 E20 N10\$.																	