LOT 74
IN OR 2091/1588
ISLE DE MAI AT AMELIA PB 7/12

DEIBERT RICAHRD &/GUSSACK-DEIBERT EVA
2986 PATRIOTS WAY
FERNANDINA BEACH, FL 32034

2026

00-00-31-087I-0074-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

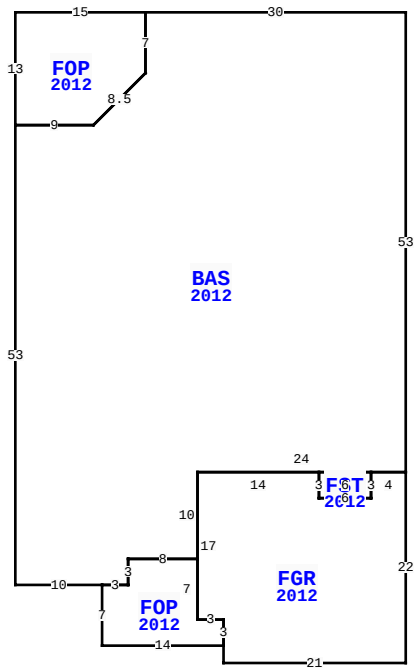
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	2,457	100	2012	2,457	467,828
FGR	495	55	2012	272	51,790
FOP	110	30	2012	33	6,283
FOP	177	30	2012	53	10,092
FST	18	55	2012	10	1,904
TOTALS	3,257			2,825	537,898

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,825	108.6192	198.34	560,310	2012	2017	0	0	0	4.00	96.00

1 SFR CUST 100% - 2018 Heated Area: 2457 HX Base Yr 2018



2986 PATRIOTS WAY, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		537,898
TOTAL MARKET OB/XF VALUE		52,820
TOTAL LAND VALUE - MARKET		155,000
TOTAL MARKET VALUE		745,718
SOH/AGL Deduction		277,867
ASSESSED VALUE		467,851
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		416,440
TOTAL JUST VALUE		745,718
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		733,708

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210791	REPAIR/RRF	0	12/01/2021
20131952	SWIM POOL	36,700	08/20/2013
20121975	H/AC	5,500	09/25/2012
20121869	NEW CONSTR	2,100	09/11/2012
20121836	NEW CONSTR	2,800	09/05/2012
20121544	NEW CONSTR	259,176	07/31/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2091/1588	12/28/2016	WD	Q	I	01	409,428
GRANTOR: MCAFEE JOHNNY L TRUST						
GRANTEE: DEIBERT RICHARD & E						
1935/1564	8/19/2014	WD	U	I	11	100
GRANTOR: MCAFEE JOHNNY L						
GRANTEE: MCAFEE JOHNNY L TRU						

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	2012	2012	3	94	1,880	
4	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2013	2013	04	90	45,000	
5	0911	SCRN RM A	0	100	0	0	660.00	SF	18.00	18.00	100	2013	2013	3	50	5,940	

BUILDING DIMENSIONS

BAS=[YR=2012] W30 FOP=[YR=2012] W15 S13 E9 U6 R6 N7$ S7 D6 L6 W9 S53 E10 FOP=[YR=2012] S7 E14 FGR=[YR=2012] S2 E21 N22 W4 FST=[YR=2012] W6 S3 E6 N3 $ S3 W6 N3 W14 S17 E3 S3$ N3 W3 N7 W8 S3 W3$ E3 N3 E8 N10 E24 N53$.

LAND DESCRIPTION

TOTAL OB/XF 52,820

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