

VIRDEN GARY R & KATHERINE
571 PATRIOTS WAY
FERNANDINA BEACH, FL 32034

00-00-31-087I-0078-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall16WD FR STUC 100

Roof Structur03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo14CARPET 80

Interior Floo11CLAY TILE 20

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3100

Bathrooms3100

Frame02WOOD FRAME 100

Stories000100

Units000100

Occupancy00NONE 100

Quality02Quality Level 02

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA01

NEIGHBORHOOD/LOC1079.00

TOTALS3,4213,024492,824

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLD CAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDDPH FACTYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10504FP-ELECTRI0100001.00UT2,000.002,000.00100200820083901,800

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0500013,02497.5384178.11538,60520082008008.5091.50

1 SFR CUST100% - 2019Heated Area: 2656HX Base Yr 2019

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE492,824

TOTAL MARKET OB/XF VALUE1,800

TOTAL LAND VALUE - MARKET155,000

TOTAL MARKET VALUE649,624

SOH/AGL Deduction260,171

ASSESSED VALUE389,453

TOTAL EXEMPTION VALUEHX HB51,411

BASE TAXABLE VALUE338,042

TOTAL JUST VALUE649,624

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE657,963

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYVOLUMEI/RSN CD SALE PRICE

2210/09857/13/2018WDQIQI02455,500

GRANTOR: ZAFFARONI MICHAEL & C

GRANTEE: VIRDEN GARY R & KAT

2073/15929/22/2016WDQIQI01410,000

GRANTOR: DEAUVILLE PROPERTIES

GRANTEE: ZAFFARONI MICHAEL P

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W15 FSP=[YR=2009] W20 S9 E20 N9\$ S9 W20 N9
W15 S61 E9 FOP=[YR=2008] S7 E13 N7 W3 N2 W7 S2 W3\$ E3 N2 E7
S2 E11 FGR=[YR=2008] S14 E20 N24 W20 S10\$ N10 E20 N51\$.

LAND DESCRIPTION

TOTAL OB/XF1,800

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSLUNIT TYPEDTDPHT FACT% CONDDTOT ADJUNIT PRICERADJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYR CONSRV

1000100CRES1000003R-10.000.001.00LT1.001.001.00155,000.00155,000.00155,000

REVIEW DATE01/01/2023BYCDTotal Acres: 0.00Total Land Value: 155,000Market: 0Agricultural: 0Common: 155,000PRINTED 07/09/2026 BY SYS