LOT 21
FIRST REPLAT OF THE ISLANDS
CLUB SUBDIVISION PBK 8/306

JYZ FAMILY REVOCABLE TRUST/JYZ JAMES T TRUSTEE
544 SEA ISLAND DR
FERNANDINA BEACH, FL 32034

**2026**

**00-00-31-142R-0021-0000**

## BUILDING CHARACTERISTICS

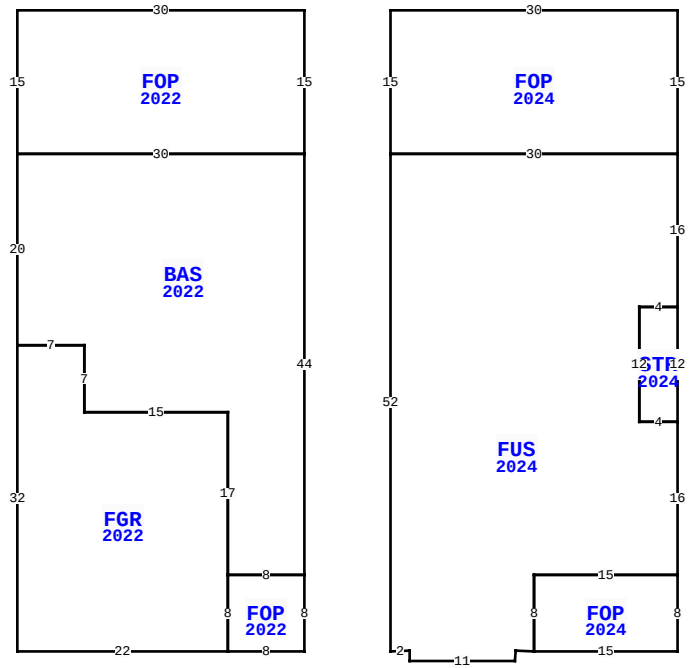
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 13 | STAND SEAM 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 100 |
| Interior Floo | 14 | CARPET 0 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 04 | Quality Level 04 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 01 |
| NEIGHBORHOOD/LOC | 1025.0100 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 897 | 100 | 2022 | 897 | 301,625 |
| FGR | 599 | 55 | 2022 | 329 | 110,630 |
| FOP | 64 | 30 | 2022 | 19 | 6,389 |
| FOP | 450 | 30 | 2022 | 135 | 45,395 |
| FOP | 120 | 30 | 2024 | 36 | 12,105 |
| FOP | 450 | 30 | 2024 | 135 | 45,395 |
| FUS | 1,403 | 100 | 2024 | 1,403 | 471,773 |
| STR | 48 | 10 | 2024 | 5 | 1,682 |
| TOTALS | 4,031 | | | 2,959 | 994,994 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 12 | 2,959 | 203.5852 | 337.95 | 999,994 | 2023 | 2023 | 0 | 0 | 0 | 0.50 | 99.50 |

1 SFR CUST 100% - 2024 Heated Area: 2300 HX Base Yr 2024




544 SEA ISLAND DR, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 03/20/2024 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 | | 994,994 |
| TOTAL MARKET OB/XF VALUE | | 10,200 |
| TOTAL LAND VALUE - MARKET | | 375,000 |
| TOTAL MARKET VALUE | | 1,380,194 |
| SOH/AGL Deduction | | 544,943 |
| ASSESSED VALUE | | 835,251 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 783,840 |
| TOTAL JUST VALUE | | 1,380,194 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 1,347,429 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 2022-2121 | | | 05/31/2023 |
| 20222121 | NEW CONSTR | 0 | 05/24/2022 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2667/288 | 9/13/2023 | WD | U | V | 11 | 100 |
| GRANTOR: JYZ JAMES T | | | | | | |
| GRANTEE: JYZ FAMILY REVOCABL | | | | | | |
| 2534/0549 | 1/28/2022 | WD | Q | V | 02 | 300,000 |
| GRANTOR: JOHNSON STEVE & JEAN | | | | | | |
| GRANTEE: JYZ JAMES T | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FUS=[YR=2024;ORIG=0,0] E30 S16 W4 S12 E4 S16 W15 S8 U0.1L1.11 D1.1L0.1 W11 N1.1 D0.1L2 N52 $
BAS=[YR=2022;ORIG=-9,0] W30 S20 E7 S7 E15 S17 E8 N44 $
FGR=[YR=2022;ORIG=-39,20] S32 E22 N8 N17 W15 N7 W7 $
FOP=[YR=2022;ORIG=-9,0] N15 W30 S15 E30 $
FOP=[YR=2024;ORIG=0,-15] E30 S15 W30 N15 $
FOP=[YR=2024;ORIG=15,44] E15 S8 W15 N8 $
FOP=[YR=2022;ORIG=-17,52] E8 N8 W8 S8 $
STR=[YR=2024;ORIG=26,16] E4 S12 W4 N12 $
.

## 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 | 0409 | ELEVATOR R | 0 | 100 | 0 | 0 | 1.00 | UT | 10,200.00 | 10,200.00 | 100 | 2024 | 2023 | | 100 | 10,200 | |

## LAND DESCRIPTION

TOTAL OB/XF 10,200

| 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 | | R-3 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 375,000.00 | 375,000.00 | 375,000 | | | | | | | |

REVIEW DATE 11/28/2023 BY TW Total Acres: 0.00 Total Land Value: 375,000 Market: 0 Agricultural: 0 Common: 375,000 PRINTED 07/09/2026 BY SYS