LOT 26
FIRST REPLAT OF THE ISLANDS
CLUB SUBDIVISION PBK 8/306

MCNEIL LISA WILLIAMS & SEAN
524 SEA ISLAND DRIVE
FERNANDINA BEACH, FL 32034

2026

00-00-31-142R-0026-0000

BUILDING CHARACTERISTICS

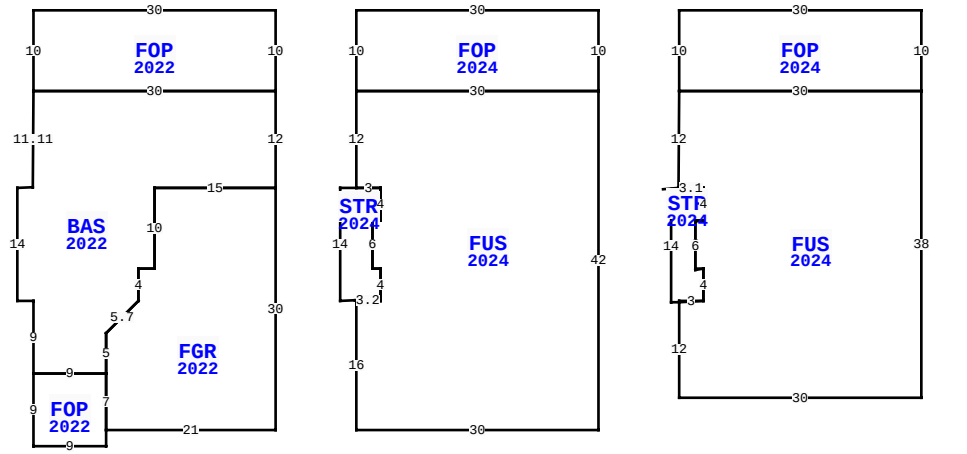
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 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	680	100	2022	680	230,701
FGR	546	55	2022	300	101,780
FOP	81	30	2022	24	8,142
FOP	300	30	2022	90	30,534
FOP	300	30	2024	90	30,534
FOP	300	30	2024	90	30,534
FUS	1,105	100	2024	1,105	374,888
FUS	1,224	100	2024	1,224	415,260
STR	44	10	2024	4	1,357
STR	64	10	2024	6	2,036
TOTALS	4,644			3,613	1,225,765

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	3,613	205.4052	340.97	1,231,925	2023	2023	0	0	0	0.50	99.50

1 SFR CUST 100% - 2024 Heated Area: 3009 HX Base Yr 2024



524 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		1,225,765
TOTAL MARKET OB/XF VALUE		60,200
TOTAL LAND VALUE - MARKET		375,000
TOTAL MARKET VALUE		1,660,965
SOH/AGL Deduction		581,751
ASSESSED VALUE		1,079,214
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		1,027,803
TOTAL JUST VALUE		1,660,965
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,592,252

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2022-2103			05/18/2023
20222180	SWIM POOL	0	06/01/2022
20222103	NEW CONSTR	0	04/21/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2504/0914	10/11/2021	SW	Q	V	01	277,500
GRANTOR: BRIDGEMARK HOMES LLC						
GRANTEE: MCNEIL LISA WILLIAM						
2397/1677	10/02/2020	SW	U	V	37	255,300
GRANTOR: D S WARE HOMES LLC						
GRANTEE: BRIDGEMARK HOMES LL						

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
2	0409	ELEVATOR R	0	100	0	0	1.00	UT	10,200.00	10,200.00	100	2024	2023		100	10,200	
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2024	2023	04	100	50,000	

BUILDING DIMENSIONS

FUS=[YR=2024;ORIG=10,0] E30 S42 W30 N16 E3 N4 W1 N6 E1 N4 W3 N12 $
FUS=[YR=2024;ORIG=50,0] E30 S38 W30 N12 E3 N4 W1 N6 E1 N4 W3.1 U12R0.1 $
BAS=[YR=2022;ORIG=0,0] W30 D11.11L0.1 D0.1L1.11 S14 E2 S9 E9 N5 U4R4 N4 E2 N10 E15 N12 $
FGR=[YR=2022;ORIG=-15,12] S10 W2 S4 D4L4 S5 S7 E21 N30 W15 $
FOP=[YR=2022;ORIG=0,0] N10 W30 S10 E30 $
FOP=[YR=2024;ORIG=10,-10] E30 S10 W30 N10 $
FOP=[YR=2024;ORIG=50,-10] E30 S10 W30 N10 $
FOP=[YR=2022;ORIG=-30,44] E9 N2 N7 W9 S9 $
STR=[YR=2024;ORIG=8,12] E2 E3 S4 W1 S6 E1 S4 U0.1L3.2

LAND DESCRIPTION

TOTAL OB/XF 60,200

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