LOT 27
FIRST REPLAT OF THE ISLANDS
CLUB SUBDIVISION PBK 8/306

FEINSTEIN-TOWLI JAN
520 SEA ISLAND DR
FERNANDINA BEACH, FL 32034

2026

00-00-31-142R-0027-0000

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	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
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

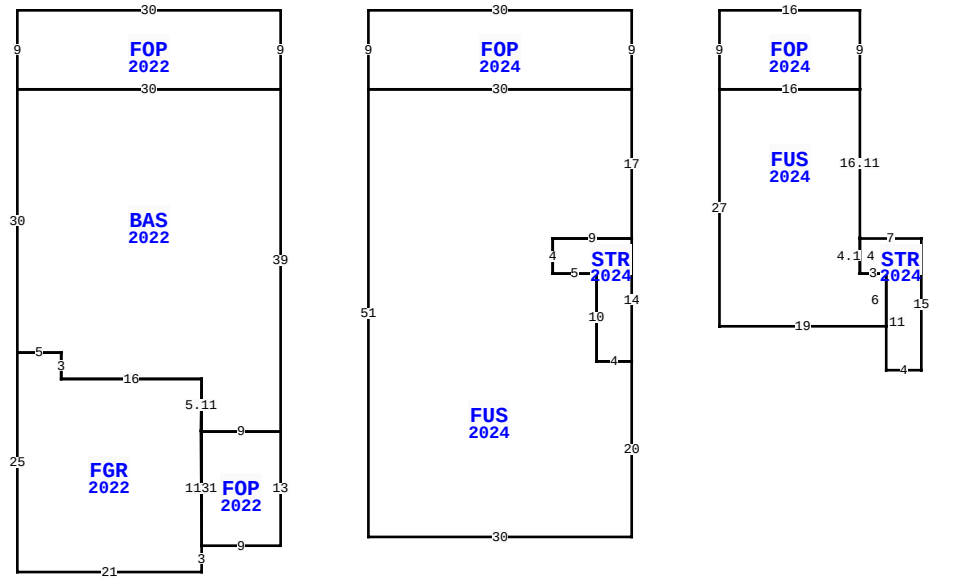
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1025.0100		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,029	100	2022	1,029	361,421
FGR	476	55	2022	262	92,024
FOP	117	30	2022	35	12,293
FOP	270	30	2022	81	28,450
FOP	144	30	2024	43	15,103
FOP	270	30	2024	81	28,450
FUS	450	100	2024	450	158,056
FUS	1,454	100	2024	1,454	510,696
STR	72	10	2024	7	2,459
STR	76	10	2024	8	2,810
TOTALS	4,358			3,450	1,211,761

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	3,450	212.6488	353.00	1,217,850	2023	2023	0	0	0	0.50	99.50

1 SFR CUST 100% - 2024 Heated Area: 2933 HX Base Yr 2024



BLD DATE		LGL DATE		
XF DATE		LAND DATE	03/20/2024	MLU
INC DATE		AG DATE		

520 SEA ISLAND DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		1,211,761
TOTAL MARKET OB/XF VALUE		10,200
TOTAL LAND VALUE - MARKET		375,000
TOTAL MARKET VALUE		1,596,961
SOH/AGL Deduction		445,598
ASSESSED VALUE		1,151,363
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		1,099,952
TOTAL JUST VALUE		1,596,961
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,553,316

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211255	CO		07/18/2023
20211255	NEW CONSTR	428,512	05/04/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2506/0521	10/15/2021	SW	Q	V	01	290,000
GRANTOR: BRIDGEMARK HOMES LLC						
GRANTEE: FEINSTEIN-TOWLI JAN						
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

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

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=-50,0] W30 S30 E5 S3 E16 S6 E9 N39 $
FGR=[YR=2022;ORIG=-80,30] S25 E21 N3 U13.1L0.1 U5.11R0.1 W16 N3 W5 $
FOP=[YR=2022;ORIG=-50,0] N9 W30 S9 E30 $
FOP=[YR=2022;ORIG=-59,52] E9 N13 W9 S13 $
FOP=[YR=2024;ORIG=-40,0] E30 N9 W30 S9 $
FUS=[YR=2024;ORIG=-40,0] E30 S17 W9 S4 E5 S10 E4 S20 W30 N51 $
STR=[YR=2024;ORIG=-19,17] E9 S14 W4 N10 W5 N4 $
FUS=[YR=2024;ORIG=0,0] E16 D16.11R0 D4.1L0 E3 S6 W19 N27 $
STR=[YR=2024;ORIG=16,17] E7 S15 W4 N11 W3 N4 $
FOP=[YR=2024;ORIG=0,0] E16 N9 W16 S9 $

LAND DESCRIPTION

TOTAL OB/XF 10,200

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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