



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																													
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1																													
																		VALUATION SUMMARY																													
VALUATION BY																		STANDARD																													
Tax Group: 4																		Tax Dist:																													
BUILDING MARKET VALUE																		0																													
TOTAL MARKET OB/XF VALUE																		13,454																													
TOTAL LAND VALUE - MARKET																		270,000																													
TOTAL MARKET VALUE																		283,454																													
SOH/AGL Deduction																		21,268																													
ASSESSED VALUE																		262,186																													
TOTAL EXEMPTION VALUE																		0																													
BASE TAXABLE VALUE																		262,186																													
TOTAL JUST VALUE																		283,454																													
NCON VALUE																		0																													
INCOME VALUE																																															
PREVIOUS YEAR MKT VALUE																		284,070																													
DOR CODE																		0001 VAC W/XFOB																													
MAP NUM																		MKT AREA 04																													
NEIGHBORHOOD/LOC																		4005.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																										
TOTALS																		85002 PATRICIA CT, FERNANDINA BEACH												BLD DATE XF DATE INC DATE						LGL DATE LAND DATE AG DATE						05/09/2025 MLU					
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	0680	POLE SHED	0	0	20	20	400.00	SF	10.00	10.00	100	1999	1999	3	25	1,000																															
3	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2008	2008	3	100	6,000																															
4	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2008	2008	3	100	6,000																															
5	1242	WD DECK A	0	0	12	14	168.00	SF	10.00	10.00	100	2008	2008	3	27	454																															
LAND DESCRIPTION																		TOTAL OB/XF 13,454																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0		OR	0.00	0.00	2.70	AC		1.00	1.00	1.00	100,000.00	100,000.00	270,000																														
REVIEW DATE 01/01/2023 BY CD Total Acres: 2.70 Total Land Value: 270,000 Market: 0 Agricultural: 0 Common: 270,000 PRINTED 07/09/2026 BY SYS																																															