LOT 93
IN OR 1638/1962
ISLE DE MAI AT AMELIA PB 7/12

BROWN KENNETH M & STEPHANIE C
546 SANTA MARIA DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-087I-0093-0000

BUILDING CHARACTERISTICS

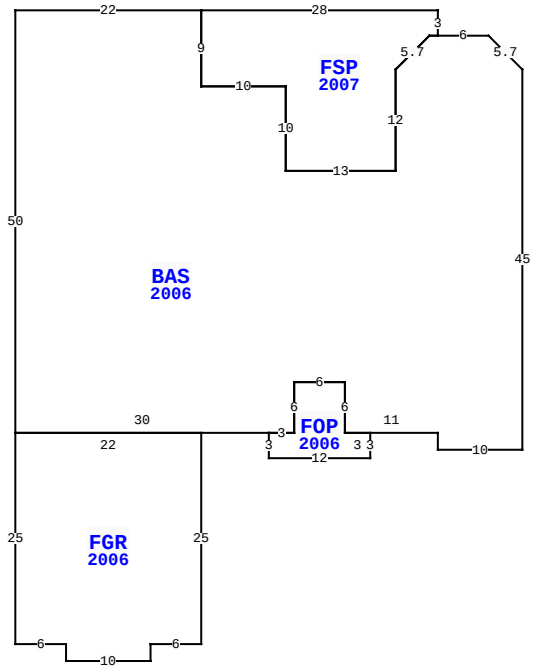
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1079.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,586	100	2,586	387,345
FGR	570	55	314	47,032
FOP	72	30	22	3,295
FSP	360	40	144	21,569
TOTALS	3,588		3,066	459,241

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,066	103.8680	162.81	499,175	2006	2006	0	0	0	8.00	92.00

1 SFR CUST – 100% - 2013 Heated Area: 2586 HX Base Yr 2013



546 SANTA MARIA DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		459,241
TOTAL MARKET OB/XF VALUE		14,589
TOTAL LAND VALUE - MARKET		140,000
TOTAL MARKET VALUE		613,830
SOH/AGL Deduction		326,333
ASSESSED VALUE		287,497
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		237,497
TOTAL JUST VALUE		613,830
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		556,964

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20061651	OTHER	2,050	07/12/2006
20060948	H/AC	7,200	05/03/2006
20060593	ELEC OTHER	4,300	03/23/2006
20060535	OTHER	6,719	03/15/2006
20060104	NEW CONSTR	200,000	01/13/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1638/1962	9/09/2009	WD	Q	I	01	360,000
GRANTOR: BURGER EDWARD W TRUST						
GRANTEE: BROWN KENNETH M & S						
1570/0205	6/05/2008	WD	Q	I		480,000
GRANTOR: COUCH SUSAN & GRADY						
GRANTEE: BURGER EDWARD W & B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] U4 L4 W6 FSP=[YR=2007] N3 W28 S9 E10 S10 E13 N12 U4 R4 E1$ W1 L4 D4 S12 W13 N10 W10 N9 W22 S50 FGR=[YR=2006] S25 E6 S2 E10 N2 E6 N25 W22$ E30 FOP=[YR=2006] S3 E12 N3 W3 N6 W6 S6 W3$ E3 N6 E6 S6 E11 S2 E10 N45 $.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	91	1,820	
2	0855	CONC PAVER	0	100	0	0	1,414.00	SF	10.00	10.00	100	2006	2006	3	88	12,443	
3	0810	CONCRETE A	0	100	0	0	57.00	SF	6.50	6.50	100	2006	2006	3	88	326	

LAND DESCRIPTION

TOTAL OB/XF 14,589

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	SFR	100	0003		0.00	0.00	1.00	LT		1.00	1.00	1.00	140,000.00	140,000.00	140,000							

REVIEW DATE 10/24/2017 BY DJX Total Acres: 0.00 Total Land Value: 140,000 Market: 0 Agricultural: 0 Common: 140,000 PRINTED 08/02/2023 BY SYS