LOT 98
IN OR 1770/1567
ISLE DE MAI AT AMELIA PB 7/12

BERTE RICHARD L & MAUREEN A
608 SANTA MARIA DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-087I-0098-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

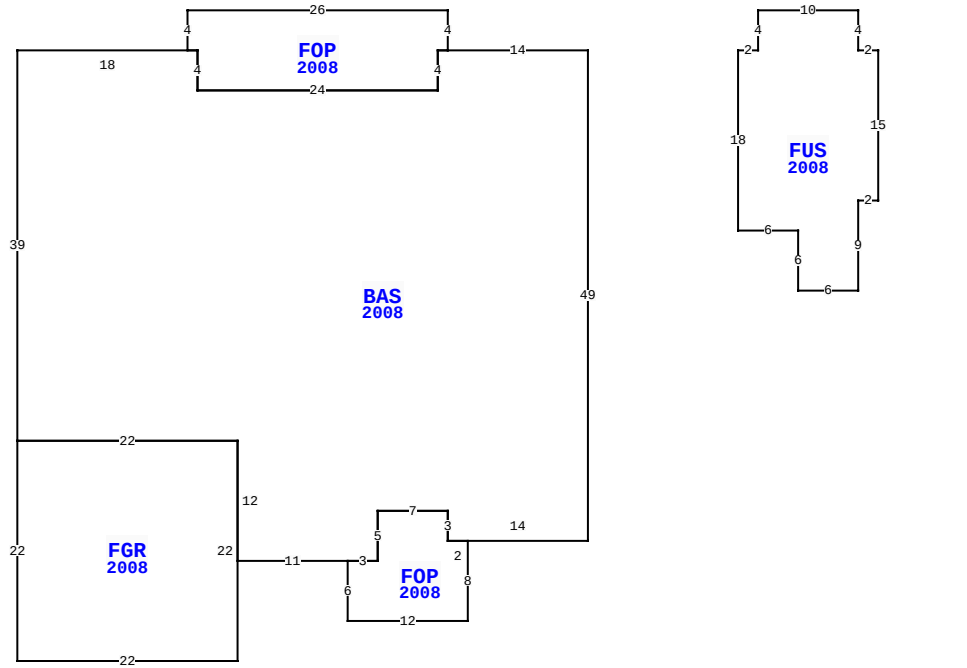
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,484	100	2,484	372,784
FGR	484	55	266	39,919
FOP	111	30	33	4,952
FOP	200	30	60	9,004
FUS	322	100	322	48,324
TOTALS	3,601		3,165	474,984

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,165	102.9480	161.37	510,736	2008	2008	0	0	0	7.00	93.00

1 SFR CUST – 100% - 2012 Heated Area: 2806 HX Base Yr 2012



608 SANTA MARIA DR, FERNANDINA BEACH

BLD DATE	01/29/2009 DJ	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		474,984
TOTAL MARKET OB/XF VALUE		13,112
TOTAL LAND VALUE - MARKET		140,000
TOTAL MARKET VALUE		628,096
SOH/AGL Deduction		300,216
ASSESSED VALUE		327,880
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		277,880
TOTAL JUST VALUE		628,096
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		570,172

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120094	SCREEN ENCL	3,500	01/18/2012
20081552	H/AC	7,300	10/08/2008
20081426	OTHER	1,480	09/12/2008
20081252	OTHER	8,080	08/04/2008
20080739	ELEC OTHER	2,100	05/02/2008
20080696	NEW CONSTR	263,944	04/28/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1770/1567	12/28/2011	WD	U	I	38	284,000
GRANTOR: THERRIAULT TROY R & L						
GRANTEE: BERTE RICHARD L & M						
1635/1324	8/07/2009	WD	Q	I	01	360,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: THERRIAULT TROY R &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W14 FOP=[YR=2008] N4 W26 S4 E1 S4 E24 N4 E1$ W1 S4 W24 N4 W18 S39 FGR=[YR=2008] S22 E22 N22 W22$ E22 S12 E11 FOP=[YR=2008] S6 E12 N8 W2 N3 W7 S5 W3$ E3 N5 E7 S3 E14 N49$ PTR= E15 FUS=[YR=2008] E2 N4 E10 S4 E2 S15 W2 S9W6 N6 W6 N18$ W15$.

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	2008	2008	3	93	1,860	
2	0855	CONC PAVER	0	100	28	3	84.00	SF	10.00	10.00	100	2008	2008	3	90	756	
3	0855	CONC PAVER	0	100	0	0	632.00	SF	10.00	10.00	100	2008	2008	3	90	5,688	
4	0911	SCRN RM A	0	100	0	0	275.00	SF	17.50	17.50	100	2012	2012	3	60	2,888	
5	0855	CONC PAVER	0	100	0	0	275.00	SF	7.00	7.00	100	2012	2012	3	94	1,810	
6	0810	CONCRETE A	0	100	0	0	18.00	SF	6.50	6.50	100	2012	2012	3	94	110	

LAND DESCRIPTION

TOTAL OB/XF 13,112

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 01/18/2017 BY DJ Total Acres: 0.00 Total Land Value: 140,000 Market: 0 Agricultural: 0 Common: 140,000 PRINTED 08/02/2023 BY SYS