

LOT 108
IN OR 1500/265
ISLE DE MAI AT AMELIA PB 7/12

DICOSTANZO PETER J
2974 PRINCESS AMELIA COURT
FERNANDINA BEACH, FL 32034

2023

00-00-31-087I-0108-0000



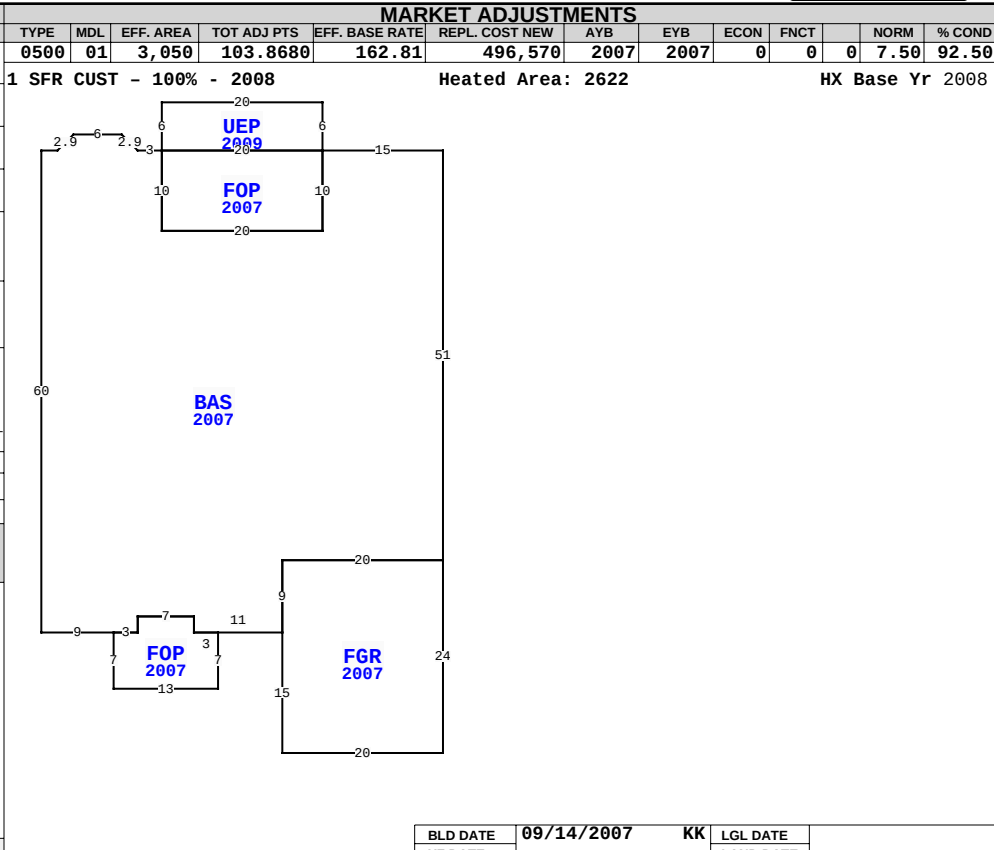
BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 70
Interior Floo	11 CLAY TILE 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3 100
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	2,622	100	2,622	394,871
FGR	480	55	264	39,758
FOP	105	30	32	4,819
FOP	200	30	60	9,036
UEP	120	60	72	10,843
TOTALS	3,527		3,050	459,327

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	
2	0855	CONC PAVER	0	100	0	0	888.00	SF	10.00	10.00	
3	0855	CONC PAVER	0	100	26	4	104.00	SF	10.00	10.00	
5	0855	CONC PAVER	0	100	0	0	176.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100	0003		0.00	0.00	1.00	LT	



BLD DATE	09/14/2007	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

TOTAL OB/XF											
12,271											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
STANDARD											
VALUATION BY											
Tax Group: 2 Tax Dist:											
BUILDING MARKET VALUE											
459,327											
TOTAL MARKET OB/XF VALUE											
12,271											
TOTAL LAND VALUE - MARKET											
140,000											
TOTAL MARKET VALUE											
611,598											
SOH/AGL Deduction											
330,377											
ASSESSED VALUE											
281,221											
TOTAL EXEMPTION VALUE											
HX HB WR											
55,000											
BASE TAXABLE VALUE											
226,221											
TOTAL JUST VALUE											
611,598											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
555,547											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20091079	ELEC OTHER	480	08/17/2009
20090833	XFOB	7,900	06/29/2009
20070802	OTHER	1,640	05/09/2007
20070073	H/AC	6,500	01/17/2007
20062710	ELEC OTHER	2,000	12/08/2006
20062672	OTHER	5,896	12/05/2006

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1500/0265	5/21/2007	WD	Q	I		486,700			
GRANTOR: SEDA CONSTRUCTION COM									
GRANTEE: DICOSTANZO PETER &									
1260/0497	9/20/2004	WD	U	V	19	756,000			
GRANTOR: SEASIDE PPR INC									
GRANTEE: SEDA CONSTRUCTION C									

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2007] W15 UEP=[YR=2009] N6 W20 S6 FOP=[YR=2007] S10 E20 N10 W20\$ E20\$ S10 W20 N10 W3 U2 L2 W6 L2 D2 W2 S60 E9 FOP=[YR=2007] S7 E13 N7 W3 N2 W7 S2 W3\$ E3 N2 E7 S2 E11 FGR=[YR=2007] S15 E20 N24 W20 S9 \$ N9 E20 N51\$.											