LOT 111
IN OR 1584/709
ISLE DE MAI AT AMELIA #2

LUNSFORD ROBERT E & BARBARA F
646 SANTA MARIA DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-087I-0111-0000

BUILDING CHARACTERISTICS

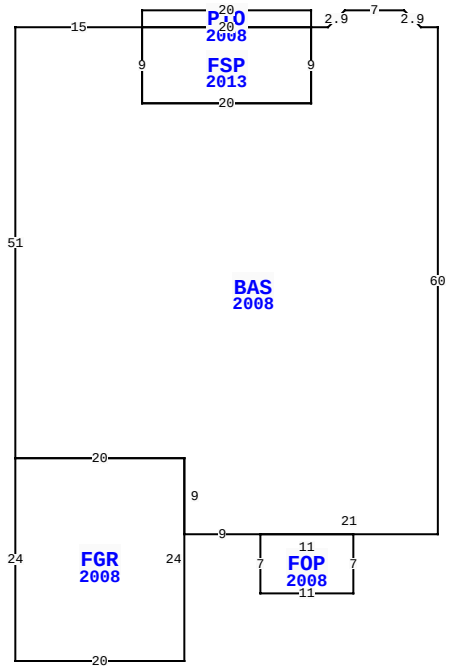
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	2,658	100	2,658	411,726
FGR	480	55	264	40,894
FOP	77	30	23	3,563
FSP	180	40	72	11,153
PTO	40	5	2	310
TOTALS	3,435		3,019	467,646

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,019	106.2600	166.56	502,845	2008	2008	0	0	0	7.00	93.00

1 SFR CUST – 100% - 2017 Heated Area: 2658 HX Base Yr 2017



646 SANTA MARIA DR, FERNANDINA BEACH

BLD DATE	02/20/2008 DJ	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		467,646
TOTAL MARKET OB/XF VALUE		9,627
TOTAL LAND VALUE - MARKET		140,000
TOTAL MARKET VALUE		617,273
SOH/AGL Deduction		248,542
ASSESSED VALUE		368,731
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		318,731
TOTAL JUST VALUE		617,273
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		561,341

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20072236	CO ISSUED	0	07/07/2008
20080173	H/AC	7,790	02/06/2008
20072272	ELEC OTHER	2,000	12/21/2007
20072236	NEW CONSTR	251,059	12/14/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1584/0709	9/09/2008	WD	Q	I		365,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: LUNSFORD ROBERT E &						
1412/1730	5/18/2006	WD	U	V	19	165,000
GRANTOR: SEASIDE PPR INC						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W2 U2 L2 W7 D2 L2 W2 PTO=[YR=2008] N2 W20 S2 FSP=[YR=2013] S9 E20 N9 W20$ E20 $ S9 W20 N9 W15 S51 FGR=[YR=2008] S24 E20 N24 W20$ E20 S9 E9 FOP=[YR=2008] S7 E11 N7W11$ E21 N60$.

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	25	4	100.00	SF	10.00	10.00	100	2008	2008	3	90	900	
3	0855	CONC PAVER	0	100	0	0	763.00	SF	10.00	10.00	100	2008	2008	3	90	6,867	

LAND DESCRIPTION

TOTAL OB/XF 9,627

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 08/23/2019 BY DJA Total Acres: 0.00 Total Land Value: 140,000 Market: 0 Agricultural: 0 Common: 140,000 PRINTED 08/02/2023 BY SYS