LOT 112
ISLE DE MAI AT AMELIA #2
PB 7/188

MIZELL WILLIAM O & CAROL H REVOC TRUST/MIZELL WILL
652 SANTA MARIA DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-087I-0112-0000

BUILDING CHARACTERISTICS

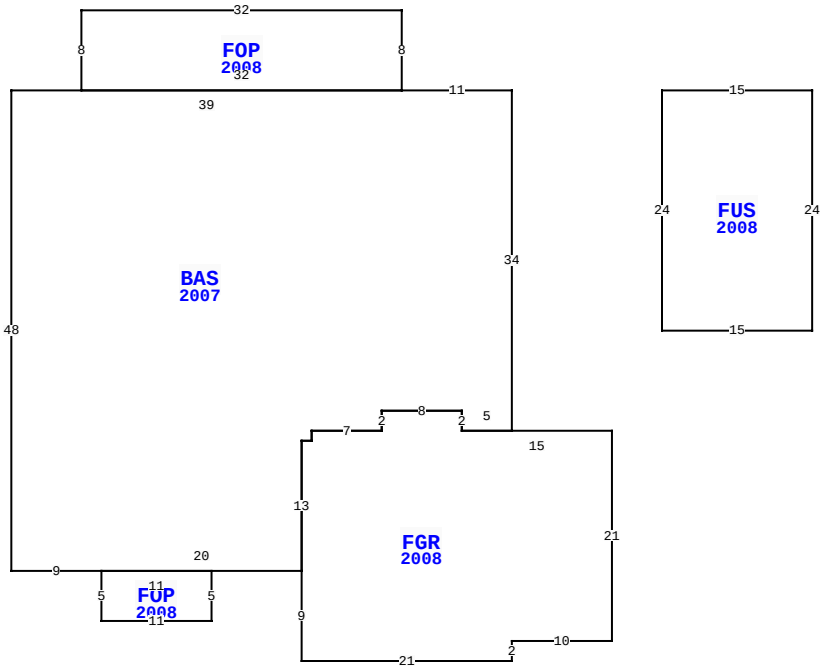
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	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	2,091	100	2,091	323,489
FGR	708	55	389	60,180
FOP	55	30	16	2,476
FOP	256	30	77	11,912
FUS	360	100	360	55,694
TOTALS	3,470		2,933	453,752

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,933	106.1260	166.35	487,905	2008	2008	0	0	0	7.00	93.00

1 SFR CUST – 100% - 2010 Heated Area: 2451 HX Base Yr 2010



652 SANTA MARIA DR, FERNANDINA BEACH

BLD DATE	01/23/2008 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		453,752
TOTAL MARKET OB/XF VALUE		15,260
TOTAL LAND VALUE - MARKET		140,000
TOTAL MARKET VALUE		609,012
SOH/AGL Deduction		286,487
ASSESSED VALUE		322,525
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		272,525
TOTAL JUST VALUE		609,012
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		552,809

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20071646	H/AC	3,375	08/30/2007
20071471	OTHER	0	08/09/2007
20071433	ELEC OTHER	2,000	08/02/2007
20071421	CO ISSUED	250,000	07/31/2007
20071421	NEW CONSTR	250,000	07/31/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2459/1154	5/06/2021	WD	U	I	11	100
GRANTOR: MIZELL WILLIAM O & CA						
GRANTEE: MIZELL WILLIAM O &						
1556/1520	3/20/2008	WD	Q	I		460,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: MIZELL WILLIAM O &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W11 FOP=[YR=2008] N8 W32 S8 E32$ W39 S48 E9 FOP=[YR=2008] S5 E11 N5 W11$ E20 FGR=[YR=2008] S9 E21 N2 E10 N21 W15 N2 W8 S2 W7 S1 W1 S13$ N13 E1 N1 E7 N2 E8 S2 E5 N34$ PTR=E15 FUS=[YR=2008] E15 S24 W15 N24$ 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	0	0	851.00	SF	10.00	10.00	100	2008	2008	3	90	7,659	
3	0855	CONC PAVER	0	100	23	3	69.00	SF	10.00	10.00	100	2008	2008	3	90	621	
4	0911	SCRN RM A	0	100	32	10	320.00	SF	17.50	17.50	100	2008	2008	3	40	2,240	
5	0855	CONC PAVER	0	100	32	10	320.00	SF	10.00	10.00	100	2008	2008	3	90	2,880	

LAND DESCRIPTION

TOTAL OB/XF 15,260

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