

LOT 155
IN OR 1646/1636
ISLE DE MAI AT AMELIA PB 7/12

MBENNA FRANCIS X & VELLA G
535 SANTA MARIA DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-087I-0155-0000



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	0	0 100
Units	0	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	

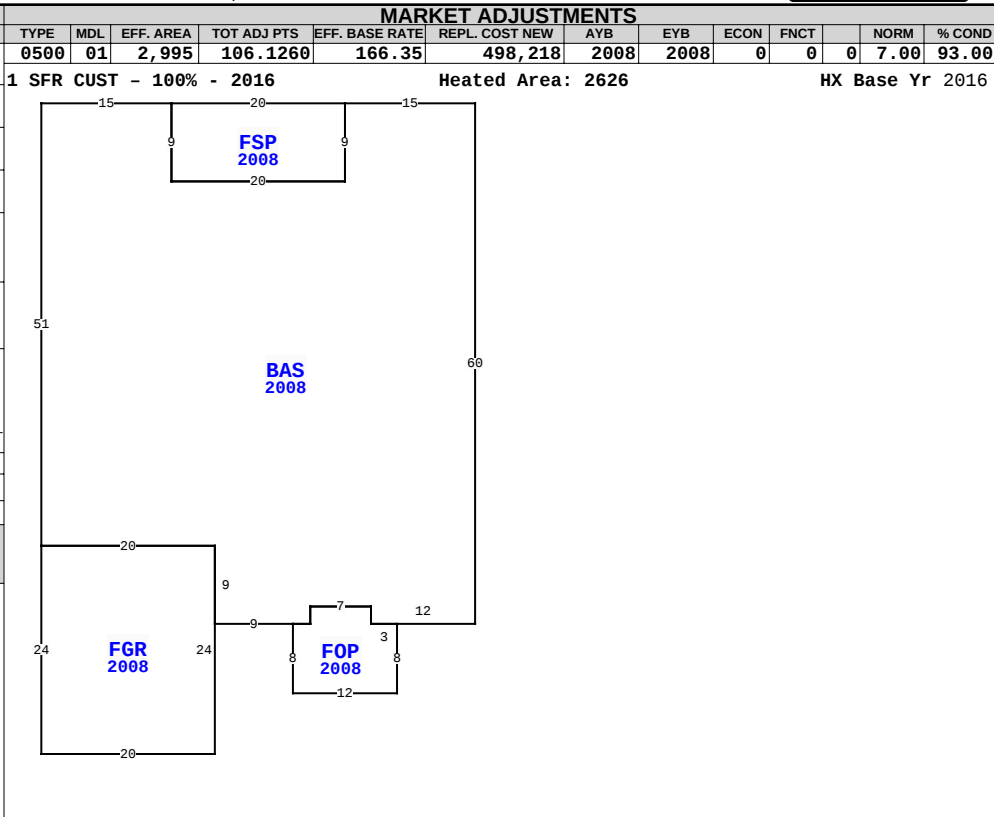
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,626	100	2,626	406,257
FGR	480	55	264	40,842
FOP	110	30	33	5,106
FSP	180	40	72	11,139

TOTALS	3,396		2,995	463,343
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0 100	36	12	432.00	SF	10.00	10.00	100	2018
2	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2008
3	0855	CONC PAVER	0 100	0	0	624.00	SF	10.00	10.00	100	2008
4	0855	CONC PAVER	0 100	27	4	108.00	SF	10.00	10.00	100	2008
5	0462	ST/AL FNC	0 100	70	0	280.00	SF	10.00	10.00	100	2009
6	0463	FENCE GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2009

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

REVIEW DATE 01/15/2019 BY DJA



BLD DATE	03/24/2008	DJ	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

TOTAL OB/XF											
535 SANTA MARIA DR, FERNANDINA BEACH											

TOTAL OB/XF											
14,596											

Total Acres: 0.00 Total Land Value: 140,000 Market: 0 Agricultural: 0 Common: 140,000

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 2										Tax Dist:	
BUILDING MARKET VALUE										463,343	
TOTAL MARKET OB/XF VALUE										14,596	
TOTAL LAND VALUE - MARKET										140,000	
TOTAL MARKET VALUE										617,939	
SOH/AGL Deduction										261,314	
ASSESSED VALUE										356,625	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										306,625	
TOTAL JUST VALUE										617,939	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										560,618	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090896	XFOB	822	07/09/2009
20080059	CO ISSUED	0	03/18/2008
20080404	H/AC	7,790	03/18/2008
20080210	OTHER	9,121	02/13/2008
20080122	ELEC OTHER	2,000	01/29/2008
20080059	NEW CONSTR	250,000	01/15/2008

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1646/1636	10/12/2009	WD	Q	I	01	359,000			
GRANTOR:SEDA CONSTRUCTION CO									
GRANTEE:MBENNA FRANCIS X &									
1367/1289	11/17/2005	WD	U	V	19	163,500			
GRANTOR:SEASIDE PPR INC									
GRANTEE:SEDA CONSTRUCTION C									

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2008] W15 FSP=[YR=2008] W20 S9 E20 N9\$ S9 W20 N9 W15 S51 FGR=[YR=2008] S24 E20 N24 W20\$ E20 S9 E9 FOP=[YR=2008] S8 E12 N8 W3 N2 W7 S2 W2\$ E2 N2 E7 S2 E12 N60\$.											