LOT 158
ISLE DE MAI AT AMELIA PB 7/12

**KING MARSHA R & ROBERT D JR**
607 SANTA MARIA DRIVE
FERNANDINA BEACH, FL 32034

**2023**

**00-00-31-087I-0158-0000**

## BUILDING CHARACTERISTICS

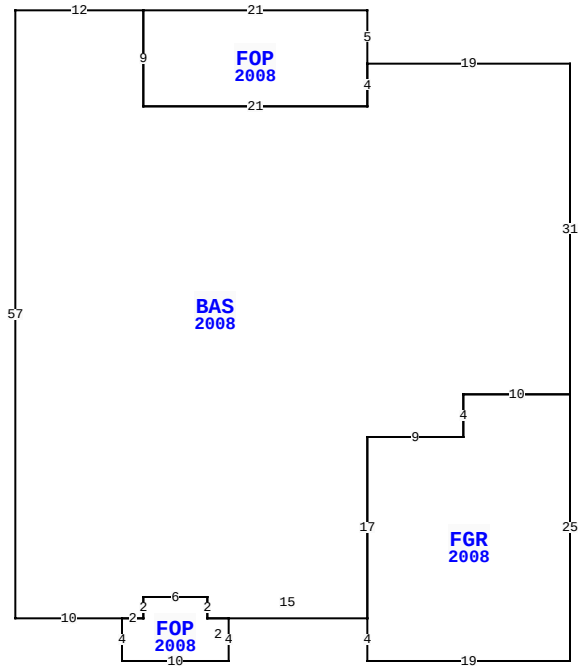
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 11 | CLAY TILE 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| 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 | 2,305 | 100 | 2,305 | 367,422 |
| FGR | 439 | 55 | 241 | 38,416 |
| FOP | 52 | 30 | 16 | 2,550 |
| FOP | 189 | 30 | 57 | 9,086 |
| TOTALS | 2,985 | | 2,619 | 417,474 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 01 | 2,619 | 109.3440 | 171.40 | 448,897 | 2008 | 2008 | 0 | 0 | 0 | 7.00 | 93.00 |

1 SFR CUST – 100% - 2021 Heated Area: 2305 HX Base Yr 2021




| | | | |
|---|---|---|---|
| BLD DATE | 05/12/2005 DJ | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

607 SANTA MARIA DR, FERNANDINA BEACH

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 417,474 |
| TOTAL MARKET OB/XF VALUE | | 8,547 |
| TOTAL LAND VALUE - MARKET | | 140,000 |
| TOTAL MARKET VALUE | | 566,021 |
| SOH/AGL Deduction | | 177,320 |
| ASSESSED VALUE | | 388,701 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 338,701 |
| TOTAL JUST VALUE | | 566,021 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 515,863 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20072185 | CO ISSUED | 0 | 07/08/2008 |
| 20072268 | ELEC OTHER | 2,000 | 12/19/2007 |
| 20072240 | OTHER | 4,276 | 12/17/2007 |
| 20072185 | NEW CONSTR | 250,000 | 12/06/2007 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2397/0106 | 9/29/2020 | PR | U | I | 19 | 460,000 |
| GRANTOR: HINKLE JOANNE PR FOR | | | | | | |
| GRANTEE: KING MARSHA R & ROB | | | | | | |
| 1587/0515 | 9/29/2008 | WD | Q | I | | 320,000 |
| GRANTOR: SEDA CONSTRUCTION COM | | | | | | |
| GRANTEE: BARKER KEALIE MARTH | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2008] W19 FOP=[YR=2008] N5 W21 S9 E21 N4$ S4 W21 N9 W12 S57 E10 FOP=[YR=2008] S4 E10 N4 W2 N2 W6 S2 W2$ E2 N2 E6 S2 E15 FGR=[YR=2008] S4 E19 N25 W10 S4 W9 S17$ N17 E9 N4 E10 N31$.

## 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 | 66.00 | SF | 10.00 | 10.00 | 100 | 2008 | 2008 | 3 | 90 | 594 | |
| 3 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 677.00 | SF | 10.00 | 10.00 | 100 | 2008 | 2008 | 3 | 90 | 6,093 | |

## LAND DESCRIPTION

TOTAL OB/XF 8,547

| 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 01/14/2019 BY DJA Total Acres: 0.00 Total Land Value: 140,000 Market: 0 Agricultural: 0 Common: 140,000 PRINTED 08/02/2023 BY SYS