LOT 166
ISLE DE MAI AT AMELIA #2
PB 7/188

ALLEN FRANK S & SONJA F
671 SANTA MARIA DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-087I-0166-0000

BUILDING CHARACTERISTICS

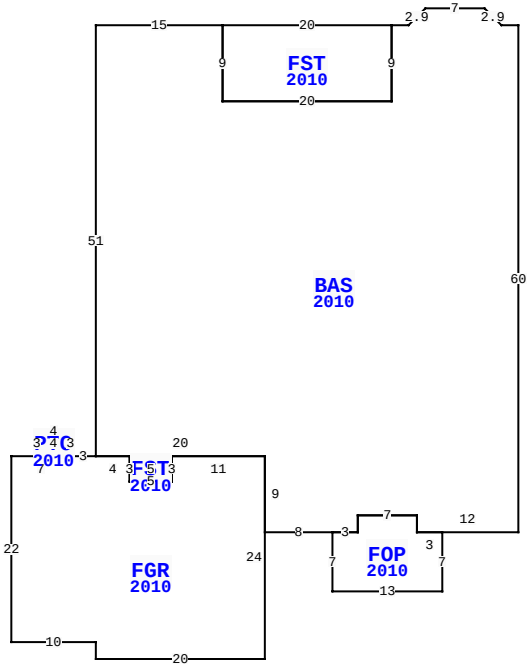
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,644	100	2,644	413,962
FGR	685	55	377	59,025
FOP	105	30	32	5,010
FST	15	55	8	1,252
FST	180	55	99	15,500
PTO	12	5	1	157
TOTALS	3,641		3,161	494,906

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,161	106.2600	166.56	526,496	2010	2010	0	0	0	6.00	94.00

1 SFR CUST – 100% - 2020 Heated Area: 2644 HX Base Yr 2020



671 SANTA MARIA DR, FERNANDINA BEACH

BLD DATE		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		494,906
TOTAL MARKET OB/XF VALUE		13,438
TOTAL LAND VALUE - MARKET		140,000
TOTAL MARKET VALUE		648,344
SOH/AGL Deduction		227,766
ASSESSED VALUE		420,578
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		370,578
TOTAL JUST VALUE		648,344
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		587,669

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101675	H/AC	4,993	09/24/2010
20101395	NEW CONSTR	8,996	08/20/2010
20101362	NEW CONSTR	2,100	08/16/2010
20101306	NEW CONSTR	4,600	08/06/2010
20101307	NEW CONSTR	257,315	08/06/2010
20101308	REPAIR/RRF	3,000	08/06/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2277/1980	5/30/2019	WD	Q	I	01	525,000
GRANTOR: LAING LOIS G						
GRANTEE: ALLEN FRANK S & SON						
2137/0700	7/31/2017	WD	Q	I	02	465,000
GRANTOR: WAGNER MICHAEL T & AM						
GRANTEE: LAING LOIS G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W2 U2 L2 W7 D2 L2 W2 FST=[YR=2010] W20 S9 E20 N9$ S9 W20 N9 W15 S51 FGR=[YR=2010] W3 PTO=[YR=2010] N3W4S3E4$ W7 S22 E10 S2 E20 N24 W11 FST=[YR=2010] W5S3E5 N3$ S3W5N3W4$ E20 S9 E8 FOP=[YR=2010] S7 E13 N7 W3 N2 W7 S2 W3$ E3 N2 E7 S2 E12 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	0855	CONC PAVER	0	100	0	0	845.00	SF	10.00	10.00	100	2010	2010	3	92	7,774	
2	0855	CONC PAVER	0	100	0	0	112.00	SF	10.00	10.00	100	2010	2010	3	92	1,030	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2010	2010	3	94	1,880	
4	0462	ST/AL FNC	0	100	88	4	352.00	SF	10.00	10.00	100	2012	2012	3	71	2,499	
5	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2012	2012	3	85	255	

LAND DESCRIPTION

TOTAL OB/XF 13,438

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 01/14/2021 BY KBA Total Acres: 0.00 Total Land Value: 140,000 Market: 0 Agricultural: 0 Common: 140,000 PRINTED 08/02/2023 BY SYS