

LOT 169
ISLE DE MAI AT AMELIA #2
PB 7/188

PARRILLA JOSEPH F & BARBARA O
662 KING GEORGE LN
FERNANDINA BEACH, FL 32034

2023

00-00-31-087I-0169-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1										
Exterior Wall	16	WD FR STUC 100	0500	01	2,968	111.0140	174.01	516,462	2012	2012	0	0	5.00	95.00											
Roof Structur	03	GABLE/HIP 100	1 SFR CUST - 100% - 2020													Heated Area: 2521									
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2020									
Interior Wall	05	DRYWALL 100																							
Interior Floo	11	CLAY TILE 70																							
Interior Floo	14	CARPET 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.	1. 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	2,521	100	2,521	416,745																					
FGR	585	55	322	53,229																					
FOP	76	30	23	3,802																					
FOP	312	30	94	15,539																					
FST	15	55	8	1,322																					
PTO	9	5	0	0																					
TOTALS			3,518	2,968	490,639																				
EXTRA FEATURES			662 KING GEORGE LN, FERNANDINA BEACH																						
L N	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	2012	2012	3	96	1,920										
2	0855	CONC PAVER	0 100	0	0	842.00	SF	7.00	7.00	100	2012	2012	3	94	5,540										
3	0855	CONC PAVER	0 100	0	0	104.00	SF	7.00	7.00	100	2012	2012	3	94	684										
4	0855	CONC PAVER	0 100	0	0	324.00	SF	7.00	7.00	100	2013	2013	3	95	2,155										
5	0861	POOL GUNIT	0 100	0	0	382.00	SF	85.00	85.00	100	2019	2019	3	93	30,197										
6	0911	SCRN RM A	0 100	0	0	818.00	SF	17.50	17.50	100	2019	2019	3	90	12,884										
7	0855	CONC PAVER	0 100	0	0	436.00	SF	10.00	10.00	100	2019	2019	3	99	4,316										
8	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2019	2019	3	90	1,800										
TOTAL OB/XF 59,496																									
LAND DESCRIPTION																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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 02/26/2020 BY DJ Total Acres: 0.00 Total Land Value: 140,000 Market: 0 Agricultural: 0 Common: 140,000 PRINTED 08/02/2023 BY SYS																									