

LOT 171
IN OR 1917/79
ISLE DE MAI AT AMELIA #2

HALLOWAY HELEN L & MENARD TRAE PAUL
646 KING GEORGE LN
FERNANDINA BEACH, FL 32034

2023

00-00-31-087I-0171-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	11 CLAY TILE 100
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
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NEIGHBORHOOD/LOC	1079.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,524	100	2,524	442,714
FGR	585	55	322	56,480
FOP	60	30	18	3,157
FOP	180	30	54	9,471
FST	15	55	8	1,404
PTO	12	5	1	176

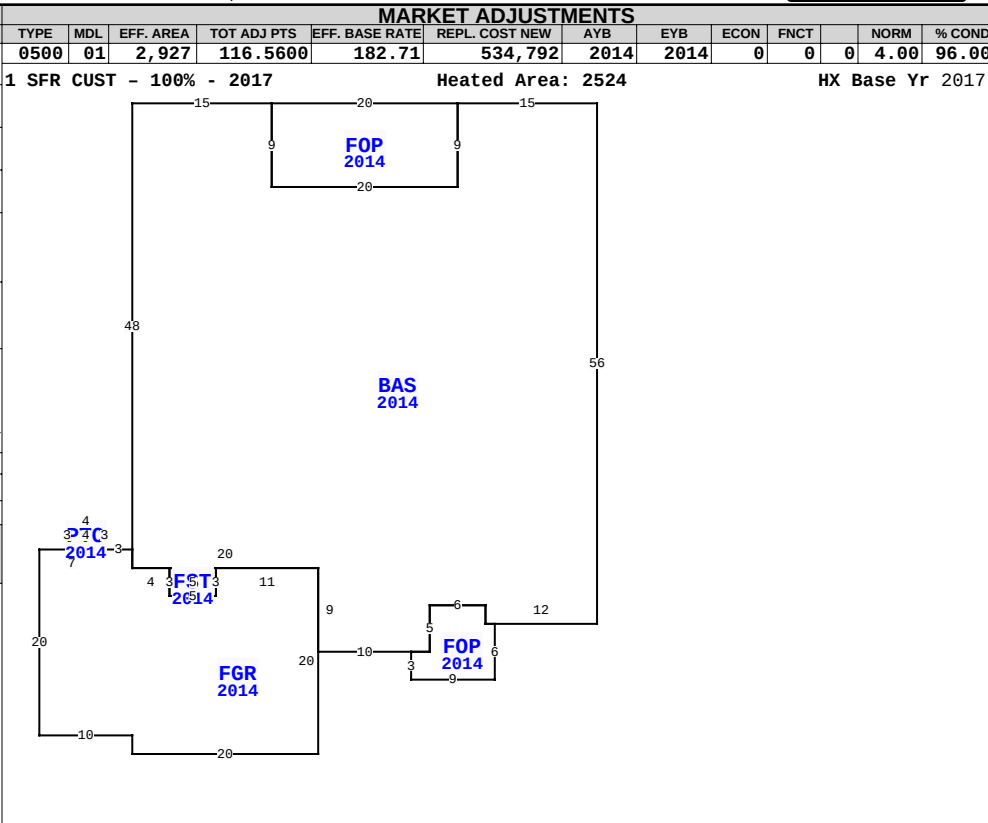
TOTALS	3,376		2,927	513,400
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EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0855	CONC PAVER	0 100	0	0	886.00	SF	10.00	10.00	100	2014	2014	3	95	8,417	
2	0855	CONC PAVER	0 100	0	0	108.00	SF	10.00	10.00	100	2014	2014	3	95	1,026	
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2014	2014	3	97	3,395	
4	0911	SCRN RM A	0 100	0	0	1,140.00	SF	17.50	17.50	100	2018	2018	3	86	17,157	
5	0861	POOL GUNIT	0 100	0	0	384.00	SF	85.00	85.00	100	2018	2018	3	90	29,376	
6	0855	CONC PAVER	0 100	0	0	756.00	SF	10.00	10.00	100	2018	2018	3	98	7,409	
7	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2018	2018	3	86	1,720	
8	0462	ST/AL FNC	0 100	0	0	576.00	SF	10.00	10.00	100	2018	2018	3	90	5,184	

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							



BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

646 KING GEORGE LN, FERNANDINA BEACH															
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TOTAL OB/XF

73,684															
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NASSAU COUNTY PROPERTY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		513,400
TOTAL MARKET OB/XF VALUE		73,684
TOTAL LAND VALUE - MARKET		140,000
TOTAL MARKET VALUE		727,084
SOH/AGL Deduction		253,917
ASSESSED VALUE		473,167
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		423,167
TOTAL JUST VALUE		727,084
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		759,058

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20182514	SCRNENCL	11,469	07/19/2018
20181030	SWIM POOL	50,000	03/27/2018
20131568	NEW CONSTR	269,413	07/05/2013
20131572	ROOF	3,000	07/05/2013

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20181030	SWIM POOL	50,000	03/27/2018
20131568	NEW CONSTR	269,413	07/05/2013
20131572	ROOF	3,000	07/05/2013

BUILDING NOTES
BUILDING DIMENSIONS
BAS=[YR=2014] W15 FOP=[YR=2014] W20 S9 E20 N9\$ S9 W20 N9 W15 S48 FGR=[YR=2014] W3 PTO=[YR=2014] N3 W4 S3 E4\$ W7 S20 E10 S2 E20 N20 W11 FST=[YR=2014] W5 S3 E5 N3\$ S3 W5 N3 W4 N2\$ S2 E20 S9 E10 FOP=[YR=2014] S3 E9 N6 W1 N2 W6 S5 W2\$ E2 N5 E6 S2 E12 N56\$.