LOT 178
ISLE DE MAI AT AMELIA #2
PB 7/188

CARROLL MATTHEW O & KATHY W
625 KING GEORGE LANE
FERNANDINA BEACH, FL 32034

2023

00-00-31-087I-0178-0000

BUILDING CHARACTERISTICS

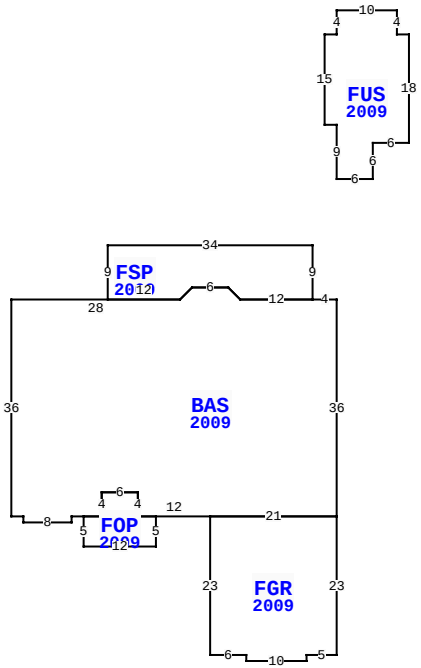
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,944	100	1,944	307,981
FGR	493	55	271	42,933
FOP	84	30	25	3,961
FSP	290	40	116	18,377
FUS	322	100	322	51,014
TOTALS	3,133		2,678	424,266

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,678	108.0960	169.44	453,760	2009	2009	0	0	0	6.50	93.50

1 SFR CUST – 100% - 2022 Heated Area: 2266 HX Base Yr 2022



625 KING GEORGE LN, 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		424,266
TOTAL MARKET OB/XF VALUE		16,641
TOTAL LAND VALUE - MARKET		140,000
TOTAL MARKET VALUE		580,907
SOH/AGL Deduction		38,051
ASSESSED VALUE		542,856
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		492,856
TOTAL JUST VALUE		580,907
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		527,045

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090466	XFOB	2,350	04/16/2009
20081553	H/AC	7,300	10/08/2008
20081432	OTHER	1,480	09/12/2008
20081360	OTHER	8,050	09/04/2008
20081345	ELEC OTHER	2,000	09/02/2008
20081095	NEW CONSTR	250,000	07/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2425/1145	1/15/2021	WD	Q	I	01	510,000
GRANTOR: ROBINSON JOHN W & TAM						
GRANTEE: CARROLL MATTHEW O &						
1626/1020	6/23/2009	WD	Q	I	01	305,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: ROBINSON JOHN W & T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W4 FSP=[YR=2009] N9 W34 S9 E12 R2 U2 E6 D2
R2 E12$ W12 L2 U2 W6 D2 L2 W28 S36 E2 S1 E8 N1 E2
FOP=[YR=2009] S5 E12 N5 W3 N4 W6 S4 W3$ E3 N4 E6 S4 E12
FGR=[YR=2009] S23 E6 S1 E10 N1 E5 N23 W21$ E21 N36$ PTR=N20
FUS=[YR=2009] N9 W2 N15 E2 N4 E10 S4 E2 S18 W6 S6 W6$ S20$.

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	2009	2009	3	94	1,880	
2	0855	CONC PAVER	0	100	0	0	1,136.00	SF	10.00	10.00	100	2009	2009	3	91	10,338	
3	0462	ST/AL FNC	0	100	170	4	680.00	SF	10.00	10.00	100	2009	2009	3	60	4,080	
4	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2009	2009	3	78	234	
5	0855	CONC PAVER	0	100	3	4	12.00	SF	10.00	10.00	100	2009	2009	3	91	109	

LAND DESCRIPTION

TOTAL OB/XF 16,641

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