

LOT 181
ISLE DE MAI AT AMELIA #2
PB 7/188

COTE JOHN C SR & APRIL A
645 KING GEORGE LANE
FERNANDINA BEACH, FL 32034

2023

00-00-31-087I-0181-0000

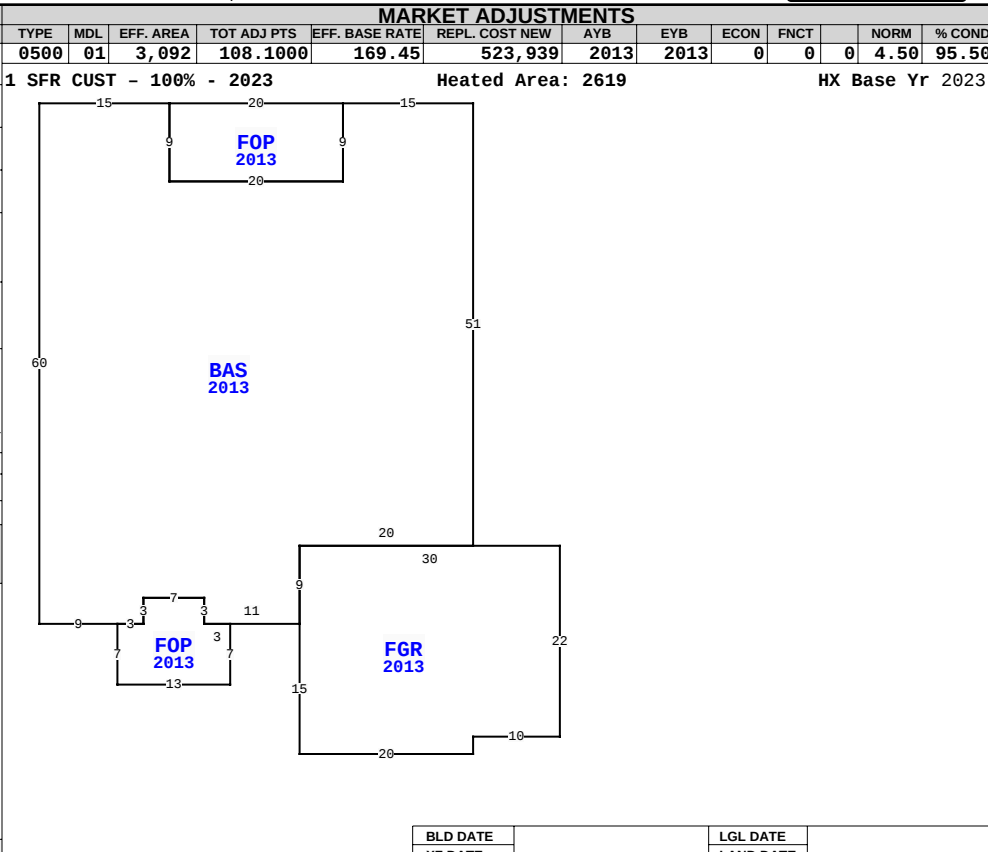


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	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	2,619	100	2,619	423,819
FGR	700	55	385	62,302
FOP	112	30	34	5,502
FOP	180	30	54	8,738
TOTALS	3,611		3,092	500,362

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0 100	0	0	838.00	SF	7.00	7.00	100	2013
2	0855	CONC PAVER	0 100	0	0	104.00	SF	7.00	7.00	100	2013
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2013

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0003		0.00	0.00	1.00	LT	1.00



645 KING GEORGE LN, FERNANDINA BEACH											

TOTAL OB/XF											
9,625											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		500,362	
TOTAL MARKET OB/XF VALUE		9,625	
TOTAL LAND VALUE - MARKET		140,000	
TOTAL MARKET VALUE		649,987	
SOH/AGL Deduction		0	
ASSESSED VALUE		649,987	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		599,987	
TOTAL JUST VALUE		649,987	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		589,978	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222496	XFOB	0	09/19/2022
20131554	NEW CONSTR	4,500	07/03/2013
20131389	NEW CONSTR	282,905	06/19/2013
20131391	ROOF	3,000	06/19/2013

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2551/1690	3/30/2022	WD Q	I	I	01
GRANTOR: CANTU JOSEPH E JR & J					
GRANTEE: COTE JOHN C SR & AP					
1895/1994	12/20/2013	WD Q	I	I	02
GRANTOR: SEDA CONSTRUCTION COM					
GRANTEE: CANTU JOSEPH E JR &					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2013] W15 FOP=[YR=2013] W20 S9 E20 N9\$ S9 W20 N9 W15 S60 E9 FOP=[YR=2013] S7 E13 N7 W3 N3 W7 S3 W3\$ E3 N3 E7 S3 E11 FGR=[YR=2013] S15 E20 N2 E10 N22 W30 S9\$ N9 E20 N51\$.											