

LOT 182
IN OR 1796/1241
ISLE DE MAI AT AMELIA #2

DAVID MATTHEW E & KATRINA GARIAEFF
651 KING GEORGE LN
FERNANDINA BEACH, FL 32034

2023

00-00-31-087I-0182-0000



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 2													
Exterior Wall	16	WD FR STUC 100	0500	01	3,364	108.3760	169.88	571,476	2011	2011	0	0	0	5.50	94.50	VALUATION BY STANDARD												
Roof Structur	03	GABLE/HIP 100	1 SFR CUST - 100% - 2013													Heated Area: 2948												
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2013												
Interior Wall	05	DRYWALL 100																										
Interior Floo	11	CLAY TILE 60																										
Interior Floo	14	CARPET 40																										
Air Condition	03	CENTRAL 100																										
Heating Type	04	AIR DUCTED 100																										
Bedrooms		5 100																										
Bathrooms		4 100																										
Frame		N/A 100																										
Stories	1.5	1.5 100																										
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	2,223	100	2,223	356,873																								
FGR	483	55	266	42,703																								
FOP	70	30	21	3,371																								
FSP	288	40	115	18,462																								
FST	25	55	14	2,247																								
FUS	323	100	323	51,853																								
FUS	402	100	402	64,536																								
TOTALS			3,814	3,364	540,045																							
EXTRA FEATURES			651 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2011	2011	3	95	3,325												
2	0855	CONC PAVER	0	100	0	0	644.00	SF	7.00	7.00	100	2011	2011	3	93	4,192												
3	0462	ST/AL FNC	0	100	0	0	768.00	SF	10.00	10.00	100	2012	2012	3	71	5,453												
4	0911	SCRN RM A	0	100	0	0	768.00	SF	17.50	17.50	100	2019	2019	3	90	12,096												
5	0861	POOL GUNIT	0	100	0	0	308.00	SF	85.00	85.00	100	2019	2019	3	93	24,347												
6	0855	CONC PAVER	0	100	0	0	460.00	SF	10.00	10.00	100	2019	2019	3	99	4,554												
7	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 55,767																												
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											
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 08/13/2019 BY DJ Total Acres: 0.00 Total Land Value: 140,000 Market: 0 Agricultural: 0 Common: 140,000 PRINTED 08/02/2023 BY SYS																												

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1796/1241	5/21/2012	WD	Q	I	01	374,900

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: DAVID MATTHEW ERIC
1421/1061 6/20/2006 WD U V 19 165,000
GRANTOR: SEASIDE PPR INC
GRANTEE: SEDA CONSTRUCTION C

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W11 FSP=[YR=2016] N9 W32 S9 E32 \$ W39 S50 E9
FOP=[YR=2001] S7 E10 N7 W10 \$ E20 FGR=[YR=2011] S11 E21 N24
FST=[YR=2011] N5 W5 S5 E5 \$ W14 S3 W7 S10 \$ N10 E7 N3 E9 N5
E5 N32 \$ PTR= E30 FUS=[YR=2011] E15 S27 W10 N3 W5 N3 W3 N4
E3 N17 \$W30\$ PTR= N30 FUS=[YR=2011] N10 W1 N18 E13 S23 W3 S1
W4 S4 W5 \$ S30 \$.