LOT 184
IN OR 1584/783
ISLE DE MAI AT AMELIA #2

FERGUSON IRA H III & GAIL A
664 KING GEORGE LN
FERNANDINA BEACH, FL 32034

2023

00-00-31-087I-0184-0000

BUILDING CHARACTERISTICS

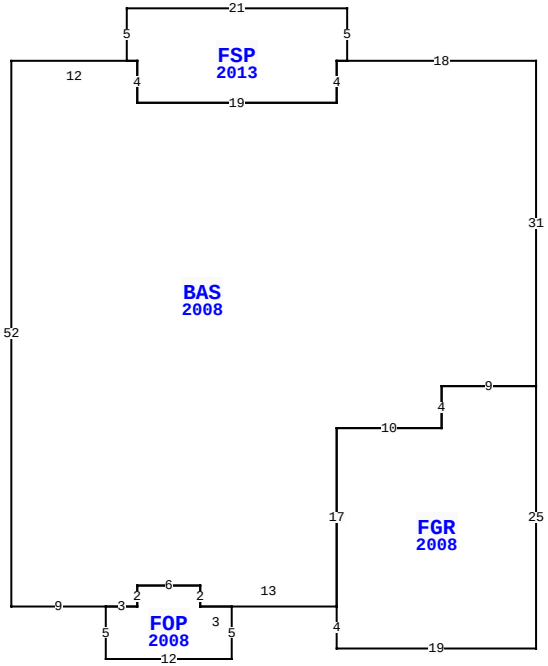
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,153	100	2,153	334,142
FGR	435	55	239	37,092
FOP	72	30	22	3,414
FSP	181	40	72	11,174
TOTALS	2,841		2,486	385,824

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,486	106.4640	166.88	414,864	2008	2008	0	0	0	7.00	93.00

1 SFR CUST – 100% - 2016 Heated Area: 2153 HX Base Yr 2016



664 KING GEORGE LN, FERNANDINA BEACH

BLD DATE	02/20/2008 DJ	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		385,824
TOTAL MARKET OB/XF VALUE		7,845
TOTAL LAND VALUE - MARKET		140,000
TOTAL MARKET VALUE		533,669
SOH/AGL Deduction		224,979
ASSESSED VALUE		308,690
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		258,690
TOTAL JUST VALUE		533,669
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		488,220

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20071626	CO ISSUED	250,000	08/29/2007
20071626	NEW CONSTR	250,000	08/29/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1584/0783	9/09/2008	WD	Q	I		301,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: FERGUSON IRA H III						
1507/0684	6/22/2007	WD	U	V	19	168,000
GRANTOR: SEASIDE PPR INC						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W18 FSP=[YR=2013] N5 W21 S5 E1 S4 E19 N4 E1$ W1 S4 W19 N4 W12 S52 E9 FOP=[YR=2008] S5 E12 N5 W3 N2 W6 S2 W3$ E3 N2 E6 S2 E13 FGR=[YR=2008] S4 E19 N25 W9 S4 W10 S17$ N17 E10 N4 E9 N31$.

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	0855	CONC PAVER	0	100	20	3	60.00	SF	10.00	10.00	100	2008	2008	3	90	540	
2	0855	CONC PAVER	0	100	0	0	572.00	SF	10.00	10.00	100	2008	2008	3	90	5,148	
3	0855	CONC PAVER	0	100	30	3	90.00	SF	10.00	10.00	100	2009	2009	3	91	819	
4	0855	CONC PAVER	0	100	0	0	147.00	SF	10.00	10.00	100	2009	2009	3	91	1,338	

LAND DESCRIPTION

TOTAL OB/XF 7,845

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 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 140,000 Market: 0 Agricultural: 0 Common: 140,000 PRINTED 08/02/2023 BY SYS