

LOT 108
IN OR 1500/265
ISLE DE MAI AT AMELIA PB 7/12

DICOSTANZO PETER J
2974 PRINCESS AMELIA COURT
FERNANDINA BEACH, FL 32034

2024

00-00-31-087I-0108-0000



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		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
NEIGHBORHOOD/LOC	1079.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,622	100	2,622	413,409
FGR	480	55	264	41,624
FOP	105	30	32	5,045
FOP	200	30	60	9,460
UEP	120	60	72	11,352
TOTALS	3,527		3,050	480,892

TOTALS			17,522	5,855	488,632		
EXTRA FEATURES							
L N	OB/ XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0504	FP-ELECTRI	0	100	0	0	
2	0855	CONC PAVER	0	100	0	0	
3	0855	CONC PAVER	0	100	26	4	
4	0855	CONC PAVER	0	100	0	0	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	F D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0003	R-1	0.00	0.00	1.00
REVIEW DATE: 04/15/2019 BY: DDD									

MARKET ADJUSTMENTS

1 SFR CUST - 100% - 2008

Heated Area: 2622

HX Base Yr 2008

2974 PRINCESS AMELIA CT, FERNANDINA BEACH, FL 32034

BLD DATE 09/14/2007 KK LGL DATE 03/13/2024 MLU

XF DATE INC DATE

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					480,892				
TOTAL MARKET OB/XF VALUE					12,133				
TOTAL LAND VALUE - MARKET					150,000				
TOTAL MARKET VALUE					643,025				
SOH/AGL Deduction					353,367				
ASSESSED VALUE					289,658				
TOTAL EXEMPTION VALUE					55,000				
BASE TAXABLE VALUE					234,658				
TOTAL JUST VALUE					643,025				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					611,598				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20091079	ELEC OTHER	480	08/17/2009
20090833	XFOB	7,900	06/29/2009
20070802	OTHER	1,640	05/09/2007
20070073	H/AC	6,500	01/17/2007
20062710	ELEC OTHER	2,000	12/08/2006
20062672	OTHER	5,896	12/05/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1500/0265	5/21/2007	WD	Q	I		486,700	
GRANTOR:SEDA CONSTRUCTION COM							
GRANTEE: DICOSTANZO PETER &							
1260/0497	9/20/2004	WD	U	V	19	756,000	
GRANTOR:SEASIDE PPR INC							
GRANTEE:SEDA CONSTRUCTION C							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2007] W15 UEP=[YR=2009] N6 W20 S6 FOP=[YR=2007] S10 E20 N10 W20\$ E20\$ S10 W20 N10 W3 U2 L2 W6 L2 D2 W2 S60 E9 FOP=[YR=2007] S7 E13 N7 W3 N2 W7 S2 W3\$ E3 N2 E7 S2 E11 FGR=[YR=2007] S15 E20 N24 W20 S9 \$ N9 E20 N51\$.									