

LOT 167
IN OR 1983/633
ISLE DE MAI AT AMELIA #2

DOSTER RICHARD A & SALLY C
676 KING GEORGE LN
FERNANDINA BEACH, FL 32034

2024

00-00-31-087I-0167-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 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
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NEIGHBORHOOD/LOC	1079.00
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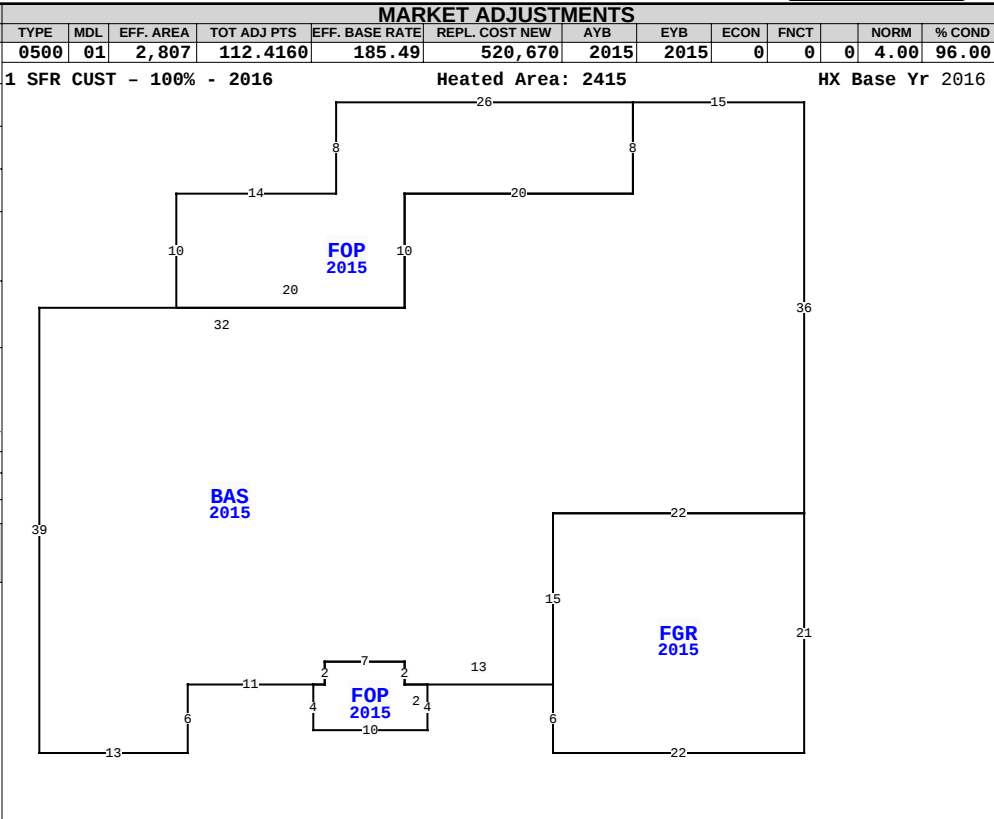
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,415	100	2,415	430,040
FGR	462	55	254	45,229
FOP	54	30	16	2,849
FOP	408	30	122	21,725

TOTALS	3,339		2,807	499,843
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0855	CONC PAVER	0	100	0	0	563.00	SF	7.00	7.00	
2	0855	CONC PAVER	0	100	0	0	88.00	SF	7.00	7.00	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
4	0462	ST/AL FNC	0	100	0	0	672.00	SF	10.00	10.00	

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

REVIEW DATE	01/14/2021	BY	TWA
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676 KING GEORGE LN, FERNANDINA BEACH

676 KING GEORGE LN, FERNANDINA BEACH					INC DATE					AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
563.00	SF	7.00	7.00	100	2015	2015	3	95	3,744		
88.00	SF	7.00	7.00	100	2015	2015	3	95	585		
1.00	UT	3,500.00	3,500.00	100	2015	2015	3	97	3,395		
672.00	SF	10.00	10.00	100	2015	2015	3	78	5,242		

TOTAL OB/XF											12,966	
LOC	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA	
R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	1	

Market: 0

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	499,843		
TOTAL MARKET OB/XF VALUE	12,966		
TOTAL LAND VALUE - MARKET	150,000		
TOTAL MARKET VALUE	662,809		
SOH/AGL Deduction	289,579		
ASSESSED VALUE	373,230		
TOTAL EXEMPTION VALUE	50,000		
BASE TAXABLE VALUE	323,230		
TOTAL JUST VALUE	662,809		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	630,521		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20142078	CO ISSUED	0	04/30/2015
20142078	NEW CONSTR	270,270	09/24/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1983/0633	5/20/2015	WD	Q	I	01	368,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: DOSTER RICHARD A &						
1537/1777	11/28/2007	WD	U	V	19	169,500
GRANTOR: SEASIDE PPR INC						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2015] W15 FOP=[YR=2015] W26 S8 W14 S10 E20 N10 E20 N8\$ S8 W20 S10 W32 S39 E13 N6 E11 FOP=[YR=2015] S4 E10 N4 W2 N2 W7 S2 W1\$ E1 N2 E7 S2 E13 FGR=[YR=2015] S6 E22 N21 W22 S15\$ N15 E22 N36\$.											