LOT 168
ISLE DE MAI AT AMELIA #2
PB 7/188

AIELLO MARY L/E/
668 KING GEORGE LN
FERNANDINA BEACH, FL 32034

2024

00-00-31-087I-0168-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

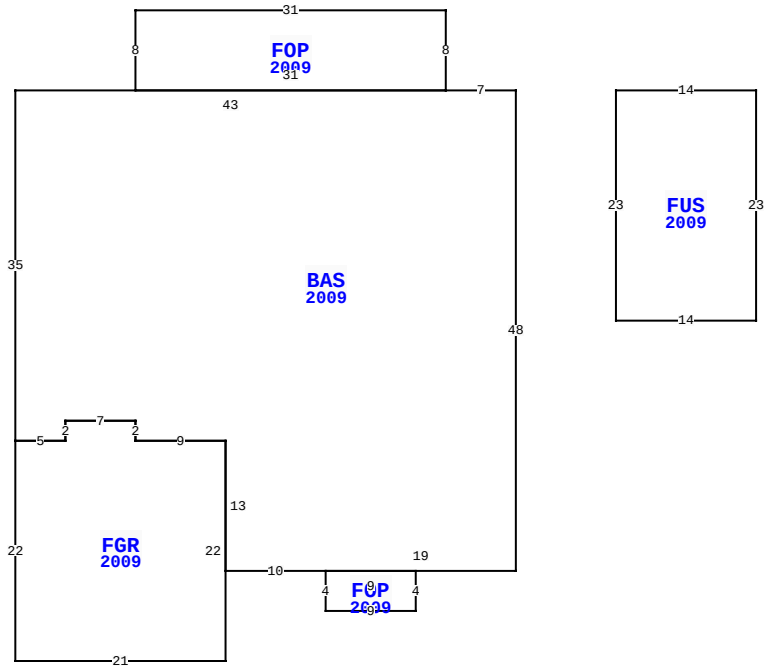
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,113	100	2,113	367,609
FGR	476	55	262	45,581
FOP	36	30	11	1,914
FOP	248	30	74	12,874
FUS	322	100	322	56,020
TOTALS	3,195		2,782	483,999

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,782	113.3760	187.07	520,429	2009	2009	0	0	0	7.00	93.00

1 SFR CUST – 100% - 2015 Heated Area: 2435 HX Base Yr 2015



668 KING GEORGE LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/13/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		483,999
TOTAL MARKET OB/XF VALUE		10,233
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		644,232
SOH/AGL Deduction		289,645
ASSESSED VALUE		354,587
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		299,587
TOTAL JUST VALUE		644,232
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		612,875

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100290	OTHER	1,000	02/11/2010
20091005	H/AC	6,750	07/29/2009
20090893	ELEC OTHER	2,000	07/09/2009
20090900	OTHER	8,052	07/09/2009
20081504	NEW CONSTR	250,000	09/26/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2716/691	6/04/2024	LE	U	I	11	100
GRANTOR: AIELLO MARY						
GRANTEE: AIELLO MICHAEL S						
2541/1552	2/22/2022	LE	U	I	14	100
GRANTOR: AIELLO MARY L/E						
GRANTEE: AIELLO MARY L/E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W7 FOP=[YR=2009] N8 W31 S8 E31$ W43 S35
FGR=[YR=2009] S22 E21 N22 W9 N2 W7 S2 W5$ E5 N2 E7 S2 E9 S13
E10 FOP=[YR=2009] S4 E9 N4 W9$ E19 N48$ PTR= E10
FUS=[YR=2009] E14 S23 W14 N23$ W10$.

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	0	0	553.00	SF	10.00	10.00	100	2009	2009	3	90	4,977	
2	0855	CONC PAVER	0	100	0	0	88.00	SF	10.00	10.00	100	2009	2009	3	90	792	
3	0462	ST/AL FNC	0	100	0	0	744.00	SF	10.00	10.00	100	2010	2010	3	60	4,464	

LAND DESCRIPTION

TOTAL OB/XF 10,233

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	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	150,000							

REVIEW DATE 01/14/2019 BY DJA Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/06/2024 BY SYS