

LOT 170
ISLE DE MAI AT AMELIA #2
PB 7/188

GUNDLING KEITH W & JENNIFER O
650 KING GEORGE LN
FERNANDINA BEACH, FL 32034

2024

00-00-31-087I-0170-0000



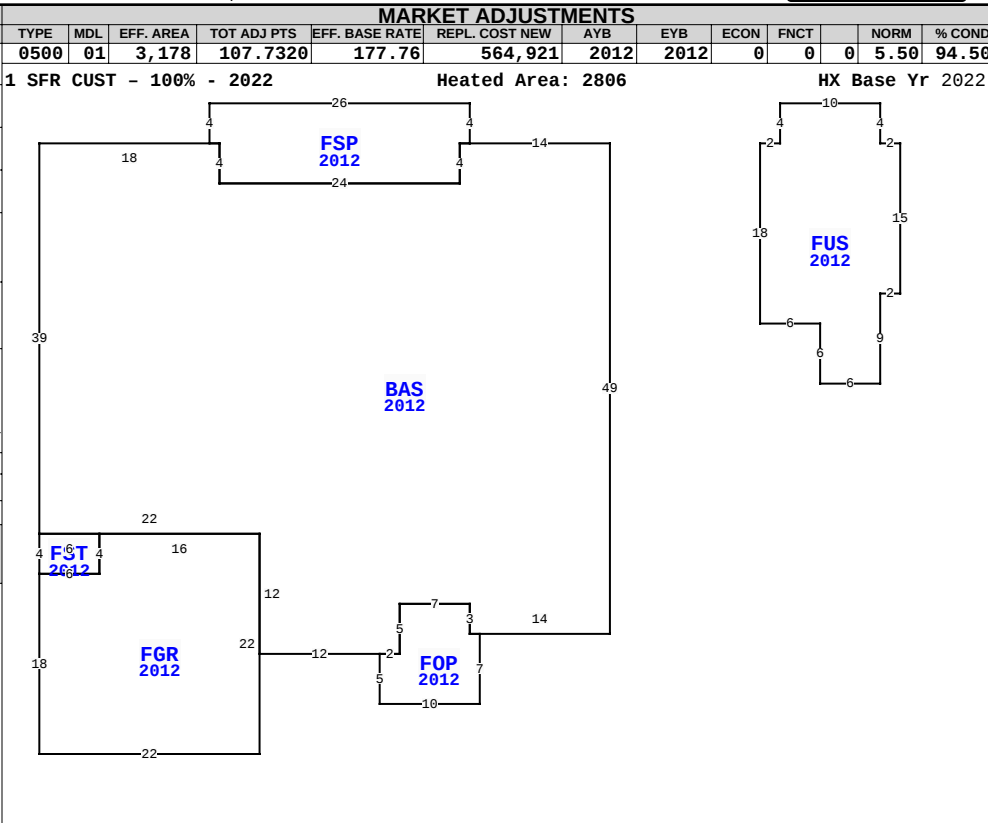
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,484	100	2,484	417,270
FGR	460	55	253	42,499
FOP	87	30	26	4,368
FSP	200	40	80	13,439
FST	24	55	13	2,184
FUS	322	100	322	54,091

TOTALS	3,577		3,178	533,850
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	
2	0855	CONC PAVER	0 100	0	0	552.00	SF	10.00	
3	0855	CONC PAVER	0 100	0	0	112.00	SF	10.00	
4	0462	ST/AL FNC	0 100	0	0	720.00	SF	10.00	
5	0861	POOL GUNIT	0 100	0	0	471.00	SF	85.00	
6	0911	SCRN RM A	0 100	0	0	1,200.00	SF	17.50	
7	0857	SANDSTONE/	0 100	0	0	729.00	SF	16.00	

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



650 KING GEORGE LN, FERNANDINA BEACH	BLD DATE	LGL DATE	03/13/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF									
70,446									

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		533,850	
TOTAL MARKET OB/XF VALUE		70,446	
TOTAL LAND VALUE - MARKET		150,000	
TOTAL MARKET VALUE		754,296	
SOH/AGL Deduction		68,412	
ASSESSED VALUE		685,884	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		635,884	
TOTAL JUST VALUE		754,296	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		722,625	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20171011	SCRNROM	10,500	04/04/2017
20142664	SCRNROM	5,820	12/18/2014
20142287	SWIM POOL	53,908	10/24/2014
20120952	ST/AL	0	05/29/2012
20120101	H/AC	6,363	01/19/2012
20120059	NEW CONSTR	2,000	01/12/2012

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2480/1308	7/19/2021	WD Q	I	01	
GRANTOR: DONAHUE KEVIN C & MER					
GRANTEE: GUNDLING KEITH W &					
1805/0456	6/12/2012	WD Q	I	01	
GRANTOR: SEDA CONSTRUCTION COM					
GRANTEE: DONAHUE KEVIN C & M					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=2012] W14 FSP=[YR=2012] N4 W26 S4 E1 S4 E24 N4 E1\$ W1 S4 W24 N4 W18 S39 FST=[YR=2012] S4 FGR=[YR=2012] S18 E22 N22 W16 S4 W6\$ E6 N4 W6\$ E22 S12 E12 FOP=[YR=2012] S5 E10 N7 W1 N3 W7 S5 W2\$ E2 N5 E7 S3 E14 N49\$ PTR= E15 FUS=[YR=2012] E2 N4 E10 S4 E2 S15 W2 S9 W6 N6 W6 N18\$ W15\$.					