

LOT 171
ISLE DE MAI AT AMELIA #2
PB 7/188

HALLOWAY HELEN L L/E/
646 KING GEORGE LN
FERNANDINA BEACH, FL 32034

2024

00-00-31-087I-0171-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 2										
Exterior Wall	16	WD FR STUC 100	0500	01	2,927	116.5600	192.32	562,921	2014	2014	0	0	0	4.50	95.50	VALUATION SUMMARY									
Roof Structur	08	IRREGULAR 100	1 SFR CUST - 100% - 2017													Heated Area: 2524									
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2017									
Interior Wall	05	DRYWALL 100																							
Interior Floo	11	CLAY TILE 100																							
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	2,524	100	2,524	463,572																					
FGR	585	55	322	59,140																					
FOP	60	30	18	3,306																					
FOP	180	30	54	9,918																					
FST	15	55	8	1,470																					
PTO	12	5	1	183																					
TOTALS			3,376	2,927	537,590																				
EXTRA FEATURES			646 KING GEORGE LN, FERNANDINA BEACH																						
L N	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	886.00	SF	10.00	10.00	100	2014	2014	3	95	8,417										
2	0855	CONC PAVER	0 100	0	0	108.00	SF	10.00	10.00	100	2014	2014	3	95	1,026										
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2014	2014	3	96	3,360										
4	0911	SCRN RM A	0 100	0	0	1,140.00	SF	17.50	17.50	100	2018	2018	3	82	16,359										
5	0861	POOL GUNIT	0 100	0	0	384.00	SF	85.00	85.00	100	2018	2018	3	87	28,397										
6	0855	CONC PAVER	0 100	0	0	756.00	SF	10.00	10.00	100	2018	2018	3	97	7,333										
7	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2018	2018	3	82	1,640										
8	0462	ST/AL FNC	0 100	0	0	576.00	SF	10.00	10.00	100	2018	2018	3	87	5,011										
TOTAL OB/XF 71,543																									
LAND DESCRIPTION																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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 01/24/2019 BY DJA Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/06/2024 BY SYS																									