

LOT 174
IN OR 1842/534
ISLE DE MAI AT AMELIA #2

SMILE IN STYLE INC
705 KINGSTON RD UNIT 13
PICKERING, ON

2024

00-00-31-087I-0174-0000



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 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	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
NEIGHBORHOOD/LOC	1079.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,249	100	2,249	393,202
FGR	417	55	229	40,037
FOP	103	30	31	5,420
FSP	255	40	102	17,833
FST	20	55	11	1,923
TOTALS	3,044		2,622	458,416

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	0	0	0	561.00	SF	7.00	7.00	
2	0855	CONC PAVER	0	0	0	0	139.00	SF	7.00	7.00	
3	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	

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	0	0003	R-1	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,622	112.1280	185.01	485,096	2012	2012	0	0	5.50	94.50
1 SFR CUST - 0% - 0											
Heated Area: 2249											
HX Base Yr											
626 KING GEORGE LN, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
03/13/2024 MLU											

NASSAU COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY			STANDARD	
VALUATION BY			Tax Group: 2	
Tax Group: 2			Tax Dist:	
BUILDING MARKET VALUE			458,416	
TOTAL MARKET OB/XF VALUE			6,457	
TOTAL LAND VALUE - MARKET			150,000	
TOTAL MARKET VALUE			614,873	
SOH/AGL Deduction			111,539	
ASSESSED VALUE			503,334	
TOTAL EXEMPTION VALUE			0	
BASE TAXABLE VALUE			503,334	
TOTAL JUST VALUE			614,873	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			584,327	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20130366	SCRNRM	800	02/25/2013
20121271	NEW CONSTR	2,000	06/27/2012
20121204	PLUMB	2,000	06/20/2012
20121053	ANTENAS	5,300	06/08/2012
20120843	NEW CONSTR	150,000	05/14/2012
20120846	REPAIR/RRF	3,000	05/14/2012

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1842/0534	2/15/2013	WD	Q	I	02
GRANTOR: SEDA CONSTRUCTION COM					
GRANTEE: SMILE IN STYLE INC					
1547/0062	1/18/2008	WD	U	V	19
GRANTOR: SEASIDE PPR INC					
GRANTEE: SEDA CONSTRUCTION C					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2012] W3 FSP=[YR=2013] N8 W25 S8 E3 D2 R2 S3 E8 U5 R5 E7\$ W7 D5 L5 W8 N3 U2 L2 W3 N12 W30 S43 FGR=[YR=2012] S21 E21 N20 W4 N1 W7 FST=[YR=2012] W5 S4 E5 N4\$ S4 W5 N4 W5\$ E17 S1 E4 S2 E12 FOP=[YR=2012] S7 E13 N4 W3 N6 W7 S3 W3\$ E3 N3 E7 S6 E5 S1 E6 N1 E4 N37\$.											