

LOT 177
IN OR 1771/411
ISLE DE MAI AT AMELIA #2

HOMANS MARK J &/BORLAND-HOMANS MARY ELIZABETH
613 KING GEORGE LANE
FERNANDINA BEACH, FL 32034

2024

00-00-31-087I-0177-0000



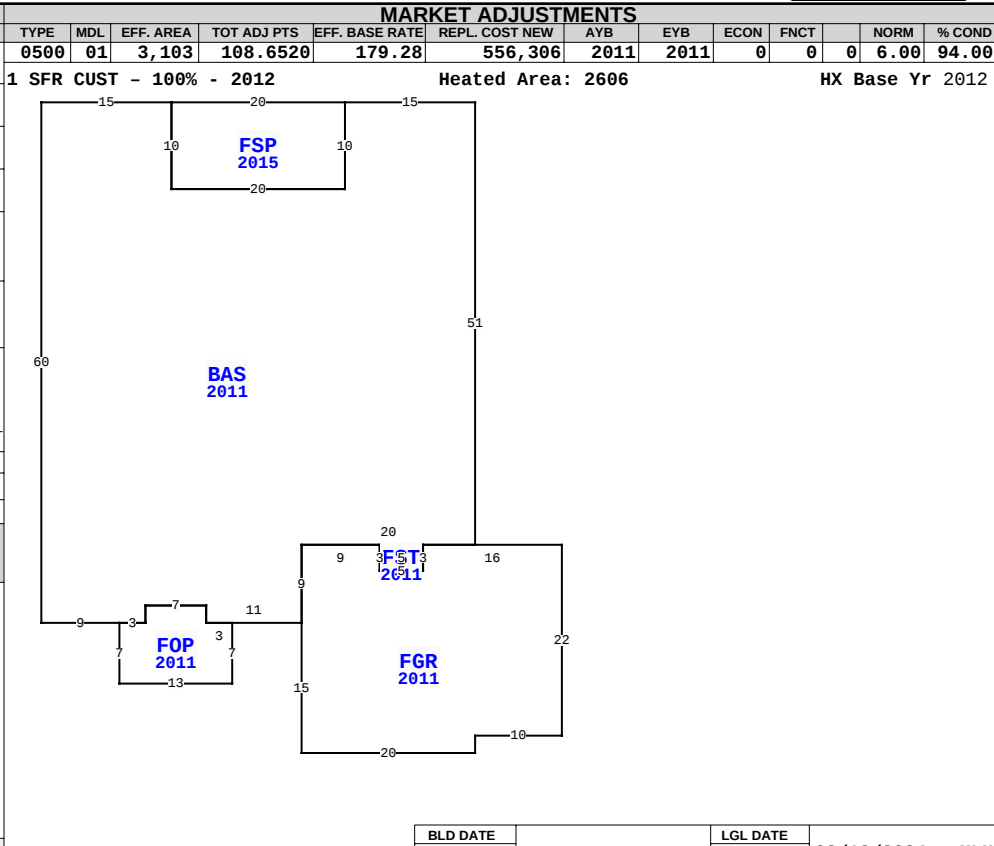
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories		1. 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	2,606	100	2,606	439,172
FGR	685	55	377	63,534
FOP	105	30	32	5,393
FSP	200	40	80	13,481
FST	15	55	8	1,348
TOTALS	3,611		3,103	522,928

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0855	CONC PAVER	0	100	0	0	750.00	SF	10.00	10.00	
3	0855	CONC PAVER	0	100	0	0	273.00	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	



613 KING GEORGE LN, FERNANDINA BEACH											
TOTAL OB/XF 12,702											

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1	000100	C	SFR	100	0003	R-1	0.00	0.00	1.00	LT	

NASSAU COUNTY PROPERTY											
PAGE 1 of 1 2											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 2						Tax Dist:					
BUILDING MARKET VALUE						522,928					
TOTAL MARKET OB/XF VALUE						12,702					
TOTAL LAND VALUE - MARKET						150,000					
TOTAL MARKET VALUE						685,630					
SOH/AGL Deduction						332,562					
ASSESSED VALUE						353,068					
TOTAL EXEMPTION VALUE						50,000					
BASE TAXABLE VALUE						303,068					
TOTAL JUST VALUE						685,630					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						652,245					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110619	OTHER	1,300	04/25/2011
20110021	H/AC	7,790	01/05/2011
20101843	NEW CONSTR	8,996	10/26/2010
20101780	NEW CONSTR	2,100	10/15/2010
20101645	REPAIR/RRF	3,000	09/21/2010
20101644	NEW CONSTR	257,315	09/20/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1771/0411	12/02/2011	WD	Q	I	01	359,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: HOMANS MARK J & MAR						
1429/1466	7/21/2006	WD	U	V	19	165,000
GRANTOR: SEASIDE PPR INC						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2011] W15 FSP=[YR=2015] W20 S10 E20 N10\$ S10 W20 N10 W15 S60 E9 FOP=[YR=2011] S7 E13 N7 W3 N2 W7 S2 W3\$ E3 N2 E7 S2 E11 FGR=[YR=2011] S15 E20 N2 E10 N22 W16 FST=[YR=2011] W5 S3 E5 N3\$ S3 W5 N3 W9 S9\$ N9 E20 N51\$.											