

LOT 178
ISLE DE MAI AT AMELIA #2
PB 7/188

CARROLL MATTHEW O & KATHY W
625 KING GEORGE LANE
FERNANDINA BEACH, FL 32034

2024

00-00-31-087I-0178-0000



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	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,944	100	1,944	322,461
FGR	493	55	271	44,952
FOP	84	30	25	4,147
FSP	290	40	116	19,242
FUS	322	100	322	53,412
TOTALS	3,133		2,678	444,213

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	
2	0855	CONC PAVER	0	100	0	0	1,136.00	SF	10.00	10.00	
3	0462	ST/AL FNC	0	100	170	4	680.00	SF	10.00	10.00	
4	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	
5	0855	CONC PAVER	0	100	3	4	12.00	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	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,678	108.0960	178.36	477,648	2009	2009	0	0	7.00	93.00
1 SFR CUST - 100% - 2022											
Heated Area: 2266											
HX Base Yr 2022											
625 KING GEORGE LN, FERNANDINA BEACH											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
03/13/2024 MLU											

TOTAL OB/XF											
16,228											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		444,213	
TOTAL MARKET OB/XF VALUE		16,228	
TOTAL LAND VALUE - MARKET		150,000	
TOTAL MARKET VALUE		610,441	
SOH/AGL Deduction		51,299	
ASSESSED VALUE		559,142	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		509,142	
TOTAL JUST VALUE		610,441	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		580,907	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090466	XFOB	2,350	04/16/2009
20081553	H/AC	7,300	10/08/2008
20081432	OTHER	1,480	09/12/2008
20081360	OTHER	8,050	09/04/2008
20081345	ELEC OTHER	2,000	09/02/2008
20081095	NEW CONSTR	250,000	07/01/2008

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2425/1145	1/15/2021	WD Q	I	I	01
GRANTOR: ROBINSON JOHN W & TAM					
GRANTEE: CARROLL MATTHEW O &					
1626/1020	6/23/2009	WD Q	I	I	01
GRANTOR: SEDA CONSTRUCTION COM					
GRANTEE: ROBINSON JOHN W & T					

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=2009] W4 FSP=[YR=2009] N9 W34 S9 E12 R2 U2 E6 D2											
R2 E12\$ W12 L2 U2 W6 D2 L2 W28 S36 E2 S1 E8 N1 E2											
FOP=[YR=2009] S5 E12 N5 W3 N4 W6 S4 W3\$ E3 N4 E6 S4 E12											
FGR=[YR=2009] S23 E6 S1 E10 N1 E5 N23 W21\$ E21 N36\$ PTR=N20											
FUS=[YR=2009] N9 W2 N15 E2 N4 E10 S4 E2 S18 W6 S6 W6\$ S20\$.											