

LOT 179
ISLE DE MAI AT AMELIA #2
PB 7/188

BOES DAVID J & DIANE A TRUST/BOES DAVID J TRUSTEE
3926 CROOKED CREEK DR
OKEMOS, MI 48864

2024

00-00-31-087I-0179-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
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
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NEIGHBORHOOD/LOC	1079.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,521	100	2,521	438,970
FGR	585	55	322	56,069
FOP	76	30	23	4,005
FSP	290	40	116	20,198
FST	15	55	8	1,393

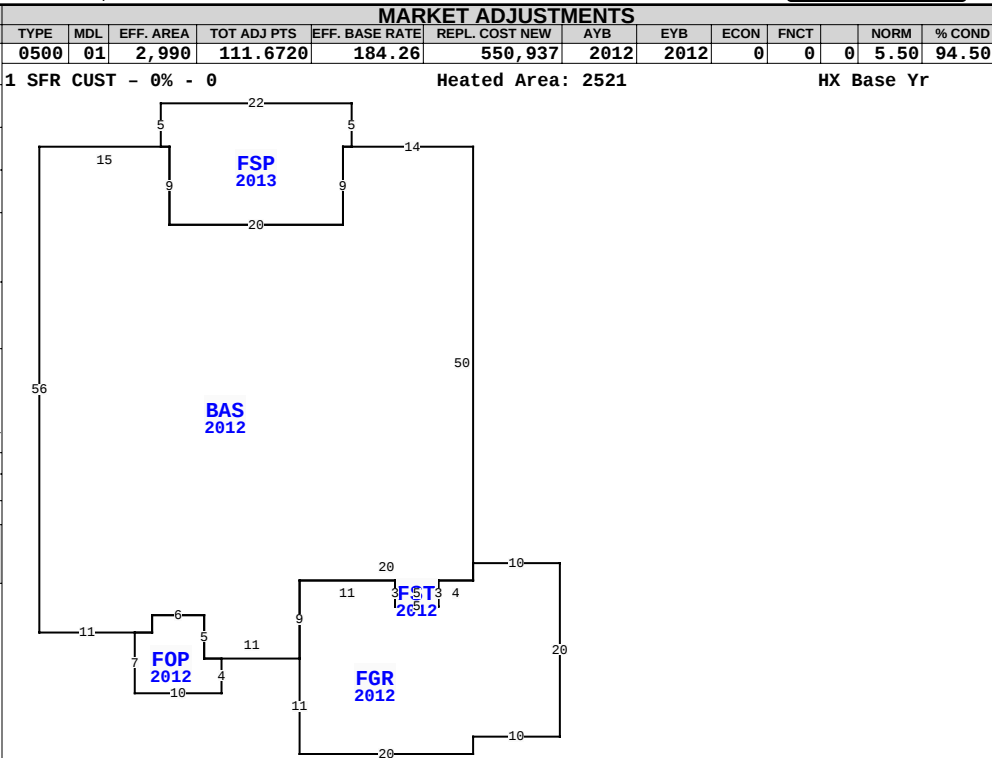
TOTALS	3,487		2,990	520,635
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EXTRA FEATURES

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	0	0	0	744.00	SF	7.00	7.00	100	2012	2012	3	93	4,843	
2	0855	CONC PAVER	0	0	0	0	104.00	SF	7.00	7.00	100	2012	2012	3	93	677	
3	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2012	2012	3	95	1,900	
4	0855	CONC PAVER	0	0	0	0	658.00	SF	7.00	7.00	100	2013	2013	3	94	4,330	

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		0	0003	R-1	0.00	0.00	1.00	LT	1.00	1.00	1.00	150,000.00	150,000.00	150,000							



BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/13/2024
INC DATE		AG DATE	MLU

631 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	0	0	0	744.00	SF	7.00	7.00	100	2012	2012	3	93	4,843	
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4	0855	CONC PAVER	0	0	0	0	658.00	SF	7.00	7.00	100	2013	2013	3	94	4,330	

TOTAL OB/XF 11,750

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		0	0003	R-1	0.00	0.00	1.00	LT	1.00	1.00	1.00	150,000.00	150,000.00	150,000							

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		PAGE 1 of 1	2
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	520,635		
TOTAL MARKET OB/XF VALUE	11,750		
TOTAL LAND VALUE - MARKET	150,000		
TOTAL MARKET VALUE	682,385		
SOH/AGL Deduction	124,169		
ASSESSED VALUE	558,216		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	558,216		
TOTAL JUST VALUE	682,385		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	649,106		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121052	ANTENAS	4,900	06/08/2012
20120816	NEW CONSTR	2,000	05/10/2012
20120786	NEW CONSTR	2,100	05/08/2012
20120723	NEW CONSTR	150,000	04/24/2012
20120725	REPAIR/RRF	3,000	04/24/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2331/0909	1/09/2020	WD	Q	I	02	507,000

GRANTOR: MUENTNICH PIERRE J &
GRANTEE: BOES DAVID J & DIAN
1853/0541 4/17/2013 WD Q I 02 371,000
GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: MUENTNICH PIERRE J

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W14 FSP=[YR=2013] N5 W22 S5 E1 S9 E20 N9 E1\$ W1 S9 W20 N9 W15 S56 E11 FOP=[YR=2012] S7 E10 N4 W2 N5 W6 S2 W2\$ E2 N2 E6 S5 E11 FGR=[YR=2012] S11 E20 N2 E10 N20 W10 S2 W4 FST=[YR=2012] W5 S3 E5 N3\$ S3 W5 N3 W11 S9\$ N9 E20 N50\$.