

LOT 184
IN OR 1584/783
ISLE DE MAI AT AMELIA #2

FERGUSON IRA H III & GAIL A
664 KING GEORGE LN
FERNANDINA BEACH, FL 32034

2024

00-00-31-087I-0184-0000



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 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	2,153	100	2,153	349,852
FGR	435	55	239	38,836
FOP	72	30	22	3,575
FSP	181	40	72	11,699
TOTALS	2,841		2,486	403,962

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0 100	20	3	60.00	SF	10.00	10.00	100	2008
2	0855	CONC PAVER	0 100	0	0	572.00	SF	10.00	10.00	100	2008
3	0855	CONC PAVER	0 100	30	3	90.00	SF	10.00	10.00	100	2009
4	0855	CONC PAVER	0 100	0	0	147.00	SF	10.00	10.00	100	2009

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
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	2,486	106.4640	175.67	436,716	2008	2008	0	0	7.50	92.50
1 SFR CUST - 100% - 2016 Heated Area: 2153 HX Base Yr 2016											
664 KING GEORGE LN, FERNANDINA BEACH											
BLD DATE 02/20/2008 DJ LGL DATE 03/13/2024 MLU											
XF DATE INC DATE											
AG DATE											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		403,962	
TOTAL MARKET OB/XF VALUE		7,758	
TOTAL LAND VALUE - MARKET		150,000	
TOTAL MARKET VALUE		561,720	
SOH/AGL Deduction		243,769	
ASSESSED VALUE		317,951	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		267,951	
TOTAL JUST VALUE		561,720	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		533,669	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20071626	CO ISSUED	250,000	08/29/2007
20071626	NEW CONSTR	250,000	08/29/2007

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1584/0783	9/09/2008	WD Q	I		
GRANTOR: SEDA CONSTRUCTION COM					SALE PRICE
GRANTEE: FERGUSON IRA H III					
1507/0684	6/22/2007	WD U	V	19	168,000
GRANTOR: SEASIDE PPR INC					
GRANTEE: SEDA CONSTRUCTION C					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2008] W18 FSP=[YR=2013] N5 W21 S5 E1 S4 E19 N4 E1\$ W1 S4 W19 N4 W12 S52 E9 FOP=[YR=2008] S5 E12 N5 W3 N2 W6 S2 W3\$ E3 N2 E6 S2 E13 FGR=[YR=2008] S4 E19 N25 W9 S4 W10 S17\$ N17 E10 N4 E9 N31\$.											