

LOT 185
ISLE DE MAI AT AMELIA #2
PB 7/188

POLINSKY GEORGE E & GAIL M
7241 GREEN VALLEY DR
MENTOR, OH 44060

2024

00-00-31-087I-0185-0000



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	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	2,521	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
PTO	9	5	0	0

TOTALS	3,496		2,990	520,635
--------	-------	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00
2	0855	CONC PAVER	0	0	0	0	790.00	SF	7.00
3	0855	CONC PAVER	0	0	0	0	81.00	SF	7.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0	0003	R-1	0.00	0.00	1.00

REVIEW DATE 05/12/2019 BY KBA

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0500	01	2,990	111.6720	184.26	550,937	2012	2012	0	0	0	5.50	94.50	
1 SFR CUST - 0% - 0 Heated Area: 2521 HX Base Yr													
673 KING GEORGE LN, FERNANDINA BEACH													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 03/13/2024 MLU													

TOTAL OB/XF 7,570													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2012	2012
2	0855	CONC PAVER	0	0	0	0	790.00	SF	7.00	7.00	100	2012	2012
3	0855	CONC PAVER	0	0	0	0	81.00	SF	7.00	7.00	100	2012	2012

TOTAL OB/XF 7,570													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2012	2012
2	0855	CONC PAVER	0	0	0	0	790.00	SF	7.00	7.00	100	2012	2012
3	0855	CONC PAVER	0	0	0	0	81.00	SF	7.00	7.00	100	2012	2012

Market: 0 Agricultural: 0 Common: 150,000

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		520,635	
TOTAL MARKET OB/XF VALUE		7,570	
TOTAL LAND VALUE - MARKET		150,000	
TOTAL MARKET VALUE		678,205	
SOH/AGL Deduction		123,404	
ASSESSED VALUE		554,801	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		554,801	
TOTAL JUST VALUE		678,205	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		644,881	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122243	SCRN	1,000	11/02/2012
20121051	ANTENAS	4,900	06/08/2012
20120813	NEW CONSTR	2,000	05/10/2012
20120719	NEW CONSTR	261,462	04/24/2012
20120722	REPAIR/RRF	3,000	04/24/2012

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2368/0235	6/12/2020	WD Q	I	I	01
GRANTOR: SWIGART DANIEL H & BI					
GRANTEE: POLINSKY GEORGE E &					
2215/0221	7/31/2018	WD Q	I	I	01
GRANTOR: LEAHY JEFFREY D & GEO					
GRANTEE: SWIGART DANIEL H &					

BUILDING NOTES					

BUILDING DIMENSIONS					
BAS=[YR=2012] W14 FSP=[YR=2012] 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 W4 PTO=[YR=2012] N3 W3 S3 E3\$ W6 S2 W4 FST=[YR=2012] W5 S3 E5 N3\$ S3 W5 N3 W11 S9\$ N9 E20 N50\$.					

PRINTED 08/06/2024 BY SYS