

LOT 194
IN OR 2007/288
ISLE DE MAI AT AMELIA #2

SEPTEMBER 2015 TRUST/BILLI JOHN R TRUSTEE
1417 SADLER RD 215
FERNANDINA BEACH, FL 32034

2024

00-00-31-087I-0194-0000



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 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	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
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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	2,250	100	2,250	393,305
FGR	422	55	232	40,554
FOP	110	30	33	5,769
FOP	255	30	76	13,285
FST	15	55	8	1,399
PTO	136	5	7	1,224

TOTALS	3,188		2,606	455,535
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0	100	0	0		532.00	SF 10.00
2	0855	CONC PAVER	0	100	0	0		105.00	SF 10.00
3	0500	FP-PRE FAB	0	100	0	0		1.00	UT 3,500.00
4	0911	SCRN RM A	0	100	0	0		164.00	SF 17.50
5	0462	ST/AL FNC	0	100	0	0		216.00	SF 10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0003	R-1	0.00	0.00	1.00

REVIEW DATE	01/14/2021	BY	TWA
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MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0500	01	2,606	112.7040	185.96	484,612	2011	2011	0	0
1 SFR CUST - 100% - 2020									
Heated Area: 2250									
HX Base Yr 2020									
626 FERDINAND CT, FERNANDINA BEACH									
BLD DATE XF DATE INC DATE									
LGL DATE LAND DATE AG DATE									
03/13/2024 MLU									

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	100	0	0		532.00	SF 10.00	100	2011	2011	3	92	4,894	
2	0855	CONC PAVER	0	100	0	0		105.00	SF 10.00	100	2011	2011	3	92	966	
3	0500	FP-PRE FAB	0	100	0	0		1.00	UT 3,500.00	100	2011	2011	3	94	3,290	
4	0911	SCRN RM A	0	100	0	0		164.00	SF 17.50	100	2014	2014	3	65	1,866	
5	0462	ST/AL FNC	0	100	0	0		216.00	SF 10.00	100	2014	2014	3	75	1,620	

TOTAL OB/XF									
12,636									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0003	R-1	0.00	0.00	1.00

Market:	0
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NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					455,535				
TOTAL MARKET OB/XF VALUE					12,636				
TOTAL LAND VALUE - MARKET					150,000				
TOTAL MARKET VALUE					618,171				
SOH/AGL Deduction					223,994				
ASSESSED VALUE					394,177				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					344,177				
TOTAL JUST VALUE					618,171				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					587,999				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110175	OTHER	2,000	02/07/2011
20101526	H/AC	5,830	09/09/2010
20101376	NEW CONSTR	2,000	08/18/2010
20101361	NEW CONSTR	6,120	08/16/2010
20100153	NEW CONSTR	221,195	01/29/2010
20100154	REPAIR/RRF	3,000	01/29/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2007/0288	9/29/2015	WD	U	I	11	100
GRANTOR: BILLI JOHN R						
GRANTEE: SEPTEMBER 2015 TRUS						
1913/0151	4/17/2014	WD	Q	I	01	325,000
GRANTOR: MCINTOSH KENNETH B &						
GRANTEE: BILLI JOHN R						

BUILDING NOTES									

BUILDING DIMENSIONS									
PTO=[YR=2014] W28 BAS=[YR=2011] W30 S43 FGR=[YR=2011] S21 E21 N20 W4 N1W9 FST=[YR=2011] W5 S3 E5 N3\$ S3 W5N3 W3\$ E17 S1 E4 S2 E11 FOP=[YR=2011] S7 E14 N4 W3 N6 W7 S3W4\$ E4 N3 E7 S6 E5 S1 E7 N1 E3N37 W3 FOP=[YR=2011] N8 W25 S8 E3 D2 R2 S3 E8 U5 R5 E7\$ W7 D5 L5 W8 N3 U2 L2 W3 N12\$ S4 E25 S8 E3 N12\$.									

Common:	150,000
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