

LOT 45
IN OR 1518/1523
ISLE DE MAI AT AMELIA PB 7/12

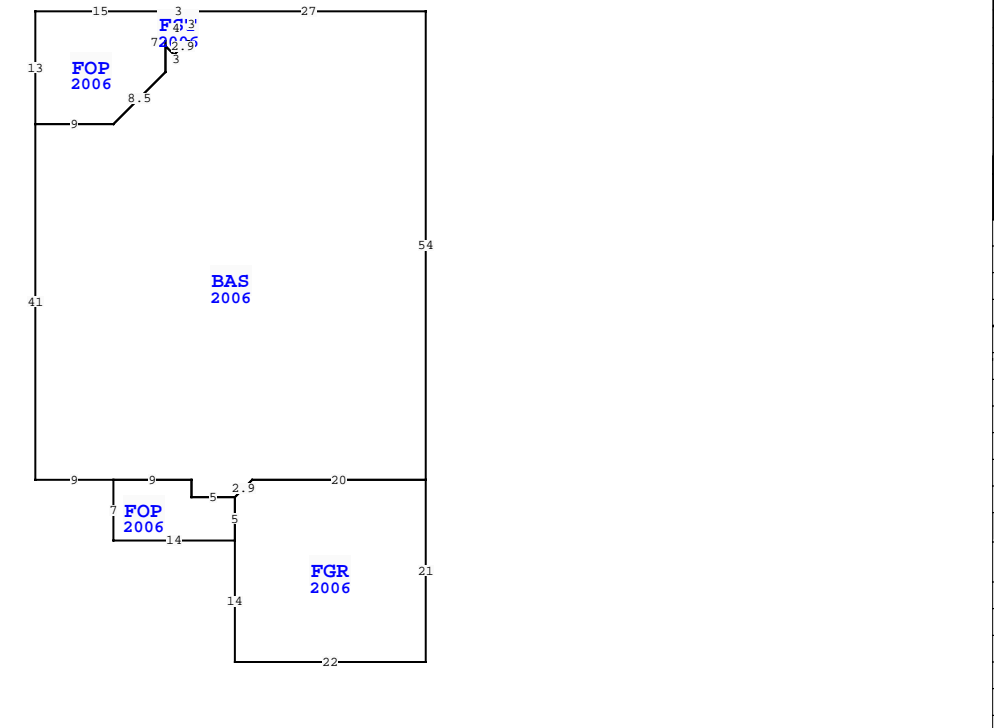
GILSENAN VERNELLIE
564 SPANISH WAY WEST
FERNANDINA BEACH, FL 32034

2025

00-00-31-087I-0045-0000

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		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0500	01	2,592	107.4240	186.70	483,926	2006	2006	0	0	0	9.00	91.00	



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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,253	100	2006	2,253	382,778
FGR	460	55	2006	253	42,984
FOP	88	30	2006	26	4,417
FOP	177	30	2006	53	9,004
FST	13	55	2006	7	1,189
TOTALS	2,991			2,592	440,373

NASSAU COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			2
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			440,373
TOTAL MARKET OB/XF VALUE			7,791
TOTAL LAND VALUE - MARKET			150,000
TOTAL MARKET VALUE			598,164
SOH/AGL Deduction			292,693
ASSESSED VALUE			305,471
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			254,749
TOTAL JUST VALUE			598,164
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			578,261

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20061658	OTHER	1,640	07/12/2006
20061570	H/AC	5,456	07/06/2006
20061140	ELEC OTHER	5,000	05/24/2006
20061015	OTHER	6,608	05/12/2006
20060922	DEMOLITION	0	04/28/2006
20060685	CO ISSUED	250,000	10/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1518/1523	8/13/2007	WD	Q	I		329,000

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: GILSENAN VERNELLIE
1298/0553 2/28/2005 WD U V 19 395,500
GRANTOR: SEASIDE PPR INC
GRANTEE: SEDA CONSTRUCTION C

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2006] W27 FST=[YR=2006] W3 FOP=[YR=2006] W15 S13 E9 R6 U6 N7\$ S4 R1 D1 R2 U2 N3\$ S3 D2 L2 U1 L1 S3 D6 L6 W9 S41 E9 FOP=[YR=2006] S7 E14 FGR=[YR=2006] S14 E22 N21 W20 L2 D2 S5\$ N5 W5 N2 W9\$ E9 S2 E5 U2 R2 E20 N54\$.	

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	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	89	1,780	
2	0855	CONC PAVER	0	100	29	3	SF	10.00	10.00	100	2006	2006	3	86	748	
3	0855	CONC PAVER	0	100	0	0	SF	10.00	10.00	100	2006	2006	3	86	5,263	

LAND DESCRIPTION														TOTAL OB/XF										
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	RES	100	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	150,000							