LOT 89
ISLE DE MAI AT AMELIA PB 7/12

KIERKEGAARD SOREN LONG/
PO BOX 16441
FERNANDINA BEACH, FL 32035

2025

00-00-31-087I-0089-0000

BUILDING CHARACTERISTICS

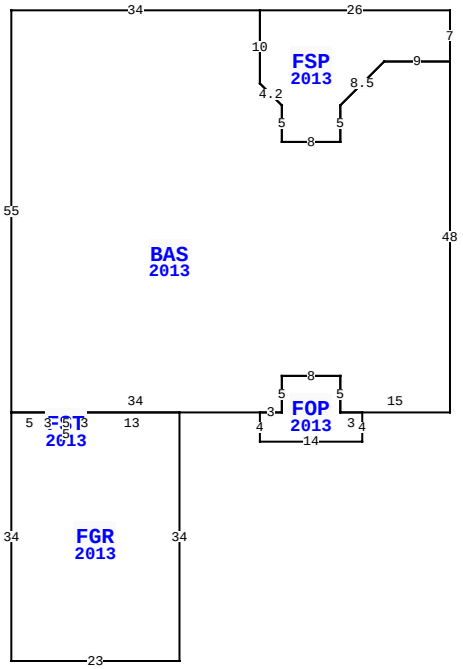
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,959	100	2013	2,959	520,495
FGR	767	55	2013	422	74,231
FOP	96	30	2013	29	5,101
FSP	302	40	2013	121	21,284
FST	15	55	2013	8	1,407
TOTALS	4,139			3,539	622,518

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,539	107.1000	186.14	658,749	2013	2013	0	0	0	5.50	94.50

1 SFR CUST – 100% - 0 Heated Area: 2959 HX Base Yr 2014



530 SANTA MARIA DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	622,518
TOTAL MARKET OB/XF VALUE	22,231
TOTAL LAND VALUE - MARKET	150,000
TOTAL MARKET VALUE	794,749
SOH/AGL Deduction	364,445
ASSESSED VALUE	430,304
TOTAL EXEMPTION VALUE	HX HB VX 55,722
BASE TAXABLE VALUE	374,582
TOTAL JUST VALUE	794,749
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	766,744

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20140134	148FNC	0	01/22/2014
20131267	NEW CONSTR	4,500	06/05/2013
20131054	NEW CONSTR	2,000	05/13/2013
20130944	SFR	314,718	04/29/2013
20130945	ROOF	3,000	04/29/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
9999/9999	3/10/2021	CN	U	I	11	100
GRANTOR: KIERKEGAARD SOREN LON						
GRANTEE: KIERKEGAARD SOREN L						
9999/9999	8/22/2018	CN	U	I	11	100
GRANTOR: KIERKEGAARD SOREN LON						
GRANTEE: KIERKEGAARD SOREN L						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2013] W26 BAS=[YR=2013] W34 S55 FGR=[YR=2013] S34 E23 N34 W13 FST=[YR=2013] W5 S3 E5 N3$ S3 W5 N3 W5$ E34 FOP=[YR=2013] S4 E14 N4 W3 N5 W8 S5 W3$ E3 N5 E8 S5 E15 N48 W9 D6 L6 S5 W8 N5 U3 L3 N10$ S10 D3 R3 S5 E8 N5 U6 R6 E9 N7$.

EXTRA FEATURES

LN	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	1,600.00	SF	10.00	10.00	100	2013	2013	3	93	14,880	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2013	2013	3	95	3,325	
3	0462	ST/AL FNC	0	100	148	0	592.00	SF	10.00	10.00	100	2013	2013	3	68	4,026	

LAND DESCRIPTION

TOTAL OB/XF 22,231

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 07/30/2025 BY SYS