

LOT 93  
IN OR 1638/1962  
ISLE DE MAI AT AMELIA PB 7/12

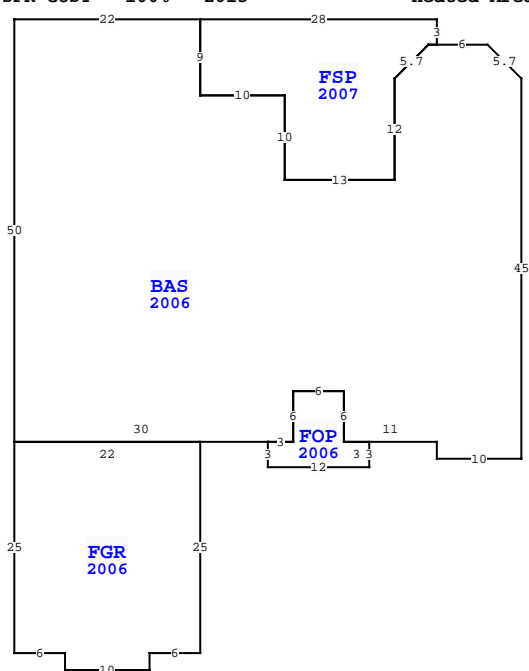
BROWN KENNETH M & STEPHANIE C  
546 SANTA MARIA DR  
FERNANDINA BEACH, FL 32034

**2025**

00-00-31-087I-0093-0000

ELEMENT		CD	BUILDING CHARACTERISTICS	
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	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
BAS	2,586	100	2006	2,586
FGR	570	55	2006	314
FOP	72	30	2006	22
FSP	360	40	2007	144
TOTALS	3,588			3,066

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0500	01	3,066	103.8680	180.52	553,474	2006	2006	0	0	0	9.00	91.00	
1 SFR CUST - 100% - 2013 Heated Area: 2586 HX Base Yr 2013													



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	503,661		
TOTAL MARKET OB/XF VALUE	14,259		
TOTAL LAND VALUE - MARKET	150,000		
TOTAL MARKET VALUE	667,920		
SOH/AGL Deduction	363,210		
ASSESSED VALUE	304,710		
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE	253,988		
TOTAL JUST VALUE	667,920		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	645,212		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20061651	OTHER	2,050	07/12/2006
20060948	H/AC	7,200	05/03/2006
20060593	ELEC OTHER	4,300	03/23/2006
20060535	OTHER	6,719	03/15/2006
20060104	NEW CONSTR	200,000	01/13/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1638/1962	9/09/2009	WD Q	Q	I	01	360,000
GRANTOR: BURGER EDWARD W TRUST						
GRANTEE: BROWN KENNETH M & S						
1570/0205	6/05/2008	WD Q	Q	I		480,000
GRANTOR: COUCH SUSAN & GRADY						
GRANTEE: BURGER EDWARD W & B						

EXTRA FEATURES					
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS
1	0504	FP-ELECTRI	0 100	0 0	1.00
2	0855	CONC PAVER	0 100	0 0	1,414.00
3	0810	CONCRETE A	0 100	0 0	57.00

TOTAL OB/XF													
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
1	0504	FP-ELECTRI	0 100	0 0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	89
2	0855	CONC PAVER	0 100	0 0	1,414.00	SF	10.00	10.00	100	2006	2006	3	86
3	0810	CONCRETE A	0 100	0 0	57.00	SF	6.50	6.50	100	2006	2006	3	86
TOTALS													

BUILDING NOTES			
546 SANTA MARIA DR, FERNANDINA BEACH			
BLD DATE			
XF DATE			
INC DATE			
LGL DATE			
LAND DATE			
AG DATE			
03/13/2024 MLU			

BUILDING DIMENSIONS													
BAS=[YR=2006] U4 L4 W6 FSP=[YR=2007] N3 W28 S9 E10 S10 E13													
N12 U4 R4 E1\$ W1 L4 D4 S12 W13 N10 W10 N9 W22 S50													
FGR=[YR=2006] S25 E6 S2 E10 N2 E6 N25 W22\$ E30 FOP=[YR=2006]													
S3 E12 N3 W3 N6 W6 S6 W3\$ E3 N6 E6 S6 E11 S2 E10 N45 \$.													

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							