LOT 94
ISLE DE MAI AT AMELIA PB 7/12

BOONE DOUGLAS ALAN & JOANN HOWARD
554 SANTA MARIA DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-087I-0094-0000

BUILDING CHARACTERISTICS

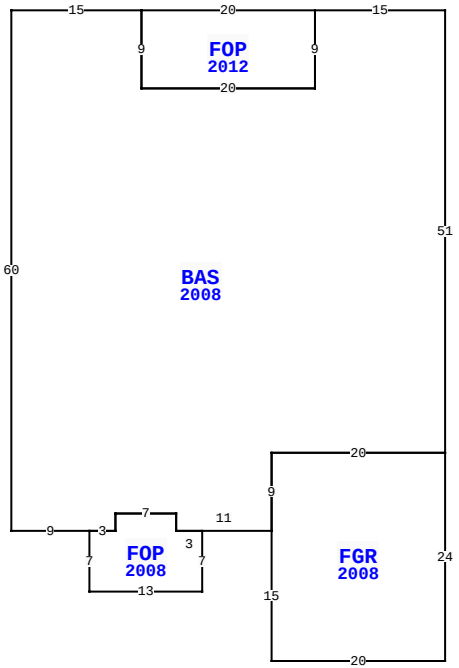
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	SUBAREA MARKET VALUE
BAS	2,626	100	2008	2,626	445,617
FGR	480	55	2008	264	44,799
FOP	105	30	2008	32	5,430
FOP	180	30	2012	54	9,163
TOTALS	3,391			2,976	505,009

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,976	106.1260	184.45	548,923	2008	2008	0	0	0	8.00	92.00

1 SFR CUST – 100% - 2025 Heated Area: 2626 HX Base Yr 2025



554 SANTA MARIA DR, FERNANDINA BEACH

BLD DATE	09/17/2008 DJ	LGL DATE	
XF DATE		LAND DATE	03/13/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	505,009
TOTAL MARKET OB/XF VALUE	61,420
TOTAL LAND VALUE - MARKET	150,000
TOTAL MARKET VALUE	716,429
SOH/AGL Deduction	0
ASSESSED VALUE	716,429
TOTAL EXEMPTION VALUE	HX HB VX 55,722
BASE TAXABLE VALUE	660,707
TOTAL JUST VALUE	716,429
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	696,540

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122082	REP COND	855	10/09/2012
20122070	POOL ENCL	800	10/08/2012
20121611	ELEPL	200	08/08/2012
20121611	PLMPL	200	08/08/2012
20121542	POOL	51,314	07/31/2012
20090798	XFOB	1,730	06/24/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2694/1960	2/15/2024	WD	Q	I	01	890,000
GRANTOR: TREFRY TIMOTHY A & CR						
GRANTEE: BOONE DOUGLAS ALAN						
2582/0063	8/01/2022	WD	Q	I	02	810,000
GRANTOR: SCOTT SHARON J & CHAR						
GRANTEE: TREFRY TIMOTHY A &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W15 FOP=[YR=2012] W20 S9 E20 N9$ S9 W20 N9 W15 S60 E9 FOP=[YR=2008] S7 E13 N7 W3 N2 W7 S2 W3$E3 N2 E7 S2 E11 FGR=[YR=2008] S15 E20 N24 W20 S9$ N9 E20 N51 $.

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	27	4	108.00	SF	10.00	10.00	100	2008	2008	3	88	950	
2	0855	CONC PAVER	0	100	0	0	625.00	SF	10.00	10.00	100	2008	2008	3	88	5,500	
3	0462	ST/AL FNC	0	100	0	0	174.00	SF	10.00	10.00	100	2009	2009	3	52	905	
4	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2009	2009	3	74	222	
5	0855	CONC PAVER	0	100	0	0	954.00	SF	10.00	10.00	100	2012	2012	3	92	8,777	
6	0861	POOL GUNIT	0	100	0	0	430.00	SF	85.00	85.00	100	2012	2012	3	64	23,392	
7	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2012	2012	3	50	500	
8	0911	SCRN RM A	0	100	0	0	1,400.00	SF	17.50	17.50	100	2012	2012	3	50	12,250	
9	0855	CONC PAVER	0	100	0	0	970.00	SF	10.00	10.00	100	2012	2012	3	92	8,924	

LAND DESCRIPTION

TOTAL OB/XF 61,420

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