LOT 98
IN OR 1770/1567
ISLE DE MAI AT AMELIA PB 7/12

BERTE RICHARD L & MAUREEN A
608 SANTA MARIA DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-087I-0098-0000

BUILDING CHARACTERISTICS

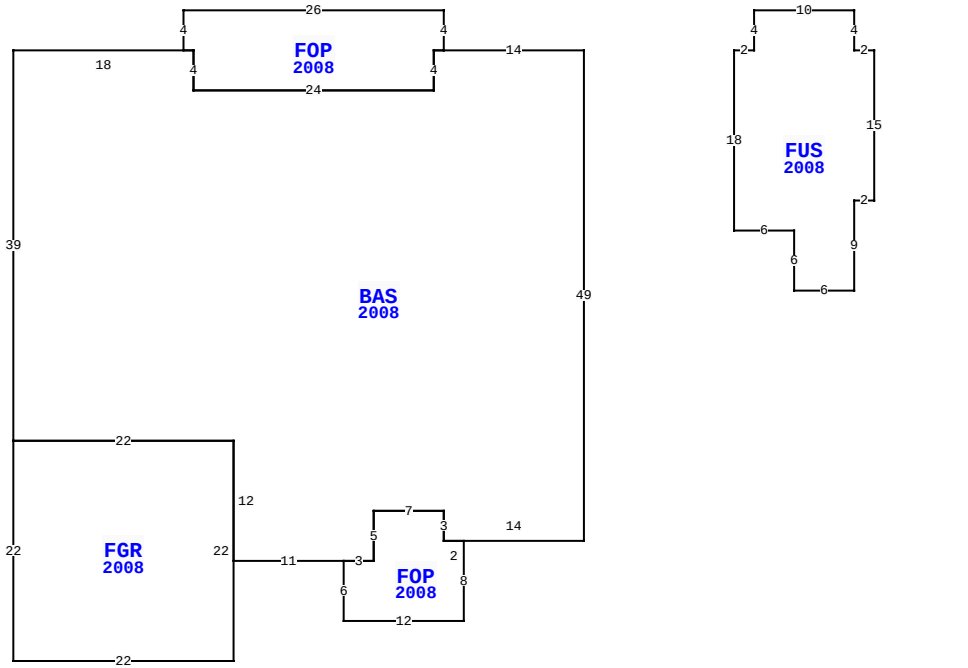
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,484	100	2008	2,484	408,882
FGR	484	55	2008	266	43,786
FOP	111	30	2008	33	5,432
FOP	200	30	2008	60	9,876
FUS	322	100	2008	322	53,003
TOTALS	3,601			3,165	520,979

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,165	102.9480	178.92	566,282	2008	2008	0	0	0	8.00	92.00

1 SFR CUST – 100% - 2012 Heated Area: 2806 HX Base Yr 2012



608 SANTA MARIA DR, FERNANDINA BEACH

BLD DATE	01/29/2009 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	520,979
TOTAL MARKET OB/XF VALUE	12,406
TOTAL LAND VALUE - MARKET	150,000
TOTAL MARKET VALUE	683,385
SOH/AGL Deduction	335,875
ASSESSED VALUE	347,510
TOTAL EXEMPTION VALUE	HX HB 50,722
BASE TAXABLE VALUE	296,788
TOTAL JUST VALUE	683,385
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	660,045

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120094	SCREEN ENCL	3,500	01/18/2012
20081552	H/AC	7,300	10/08/2008
20081426	OTHER	1,480	09/12/2008
20081252	OTHER	8,080	08/04/2008
20080739	ELEC OTHER	2,100	05/02/2008
20080696	NEW CONSTR	263,944	04/28/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1770/1567	12/28/2011	WD	U	I	38	284,000
GRANTOR: THERRIAULT TROY R & L						
GRANTEE: BERTE RICHARD L & M						
1635/1324	8/07/2009	WD	Q	I	01	360,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: THERRIAULT TROY R &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W14 FOP=[YR=2008] N4 W26 S4 E1 S4 E24 N4 E1$ W1 S4 W24 N4 W18 S39 FGR=[YR=2008] S22 E22 N22 W22$ E22 S12 E11 FOP=[YR=2008] S6 E12 N8 W2 N3 W7 S5 W3$ E3 N5 E7 S3 E14 N49$ PTR= E15 FUS=[YR=2008] E2 N4 E10 S4 E2 S15 W2 S9W6 N6 W6 N18$ W15$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2008	2008	3	91	1,820	
2	0855	CONC PAVER	0	100	28	3	84.00	SF	10.00	10.00	100	2008	2008	3	88	739	
3	0855	CONC PAVER	0	100	0	0	632.00	SF	10.00	10.00	100	2008	2008	3	88	5,562	
4	0911	SCRN RM A	0	100	0	0	275.00	SF	17.50	17.50	100	2012	2012	3	50	2,406	
5	0855	CONC PAVER	0	100	0	0	275.00	SF	7.00	7.00	100	2012	2012	3	92	1,771	
6	0810	CONCRETE A	0	100	0	0	18.00	SF	6.50	6.50	100	2012	2012	3	92	108	

LAND DESCRIPTION

TOTAL OB/XF 12,406

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