

LOT 111  
IN OR 1584/709  
ISLE DE MAI AT AMELIA #2

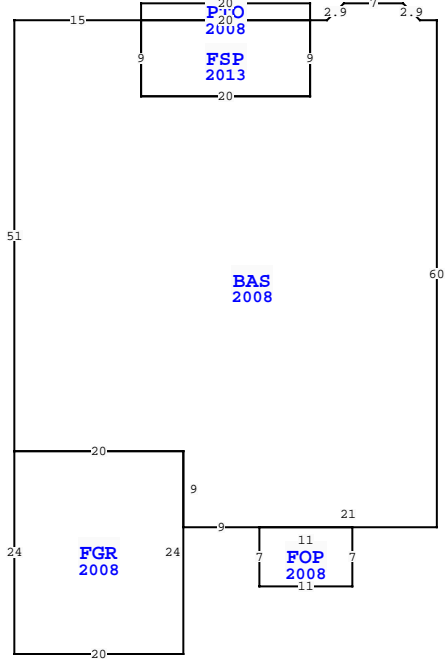
LUNSFORD ROBERT E & BARBARA F  
646 SANTA MARIA DR  
FERNANDINA BEACH, FL 32034

2025

00-00-31-087I-0111-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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 Floor	11	CLAY TILE	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame		WOOD FRAME	100
Stories	0	0	100
Units	0	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
BAS	2,658	100	2008
FGR	480	55	2008
FOP	77	30	2008
FSP	180	40	2013
PTO	40	5	2008
TOTALS	3,435		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SFR	CUST - 100%	- 2017									Heated Area: 2658	HX Base Yr 2017



NASSAU COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			2
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			512,945
TOTAL MARKET OB/XF VALUE			9,414
TOTAL LAND VALUE - MARKET			150,000
TOTAL MARKET VALUE			672,359
SOH/AGL Deduction			281,552
ASSESSED VALUE			390,807
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			340,085
TOTAL JUST VALUE			672,359
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			649,143

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20072236	CO ISSUED	0	07/07/2008
20080173	H/AC	7,790	02/06/2008
20072272	ELEC OTHER	2,000	12/21/2007
20072236	NEW CONSTR	251,059	12/14/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1584/0709	9/09/2008	WD Q	Q	I		365,000
GRANTOR: SEDA CONSTRUCTION CO						
GRANTEE: LUNSFORD ROBERT E &						
1412/1730	5/18/2006	WD U	V	19		165,000
GRANTOR: SEASIDE PPR INC						
GRANTEE: SEDA CONSTRUCTION C						

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	2008	2008	3	91	1,820	
2	0855	CONC PAVER	0	100	25	4	SF	10.00	10.00	100	2008	2008	3	88	880	
3	0855	CONC PAVER	0	100	0	0	SF	10.00	10.00	100	2008	2008	3	88	6,714	

BLD DATE		02/20/2008	DJ	LGL DATE	03/13/2024	MLU
XF DATE						
INC DATE						

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2008] W2 U2 L2 W7 D2 L2 W2 PTO=[YR=2008] N2 W20 S2	
FSP=[YR=2013] S9 E20 N9 W20\$ E20 \$ S9 W20 N9 W15 S51	
FGR=[YR=2008] S24 E20 N24 W20\$ E20 S9 E9 FOP=[YR=2008] S7	
E11 N7W11\$ E21 N60\$.	

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							