

LOT 113
IN OR 1661/1580
ISLE DE MAI AT AMELIA #2

JOSEPH ROBERT E & FRANCES M
664 SANTA MARIA DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-087I-0113-0000

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 Floo	11	CLAY TILE	80
Interior Floo	14	CARPET	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Frame	02	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	2,249	100	2009
FGR	437	55	2009
FOP	81	30	2009
FOP	230	30	2009
PTO	161	5	2013
TOTALS	3,158		
			2,590
			469,279

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%	- 2011							
Heated Area: 2249						HX Base Yr 2011					

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		469,279	
TOTAL MARKET OB/XF VALUE		12,024	
TOTAL LAND VALUE - MARKET		150,000	
TOTAL MARKET VALUE		631,303	
SOH/AGL Deduction		307,809	
ASSESSED VALUE		323,494	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		272,772	
TOTAL JUST VALUE		631,303	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		610,202	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100066	OTHER	1,300	01/13/2010
20091203	H/AC	5,830	09/09/2009
20091035	OTHER	6,120	08/05/2009
20091026	ELEC OTHER	2,000	08/03/2009
20080915	NEW CONSTR	250,000	05/28/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1661/1580	2/02/2010	WD Q	Q	I	01	335,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: JOSEPH ROBERT E & F						
1466/0397	12/18/2006	WD U	V	19		166,500
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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2009	2009	3	92	3,220	
2	0855	CONC PAVER	0	100	34	3	SF	10.00	10.00	100	2009	2009	3	89	908	
3	0855	CONC PAVER	0	100	0	0	SF	10.00	10.00	100	2009	2009	3	89	6,346	
4	0911	SCRN RM A	0	100	0	0	SF	17.50	17.50	100	2013	2013	3	55	1,550	

BUILDING NOTES			
BLD DATE 12/29/2009 DJ			
XF DATE		LGL DATE	
INC DATE		LAND DATE	
		03/13/2024 MLU	

BUILDING DIMENSIONS											
BAS=[YR=2009] W30 PTO=[YR=2013] W28 S12 E3 FOP=[YR=2009] E7 D5 R5 E8 N3 U2 R2 E3 N7 W25 S7\$ N7 E25 N5\$ S12 W3 D2 L2 S3 W8 U5 L5 W10 S37 E4 S1 E6 N1 E3 FOP=[YR=2009] S3 E11 N6 W2 N3 W7 S6W2\$ E2 N6 E7 S3 E15 FGR=[YR=2009] S18 E21 N21 W17 S1 W4 S2\$ N2 E4 N1 E17 N43\$.											

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							