LOT 156
ISLE DE MAI AT AMELIA PB 7/12

GARDNER JEFFREY B/PARDO MARTA H
531 SANTA MARIA DR
FERNANDINA BEACH, FL 32034

**2025**

**00-00-31-087I-0156-0000**

## BUILDING CHARACTERISTICS

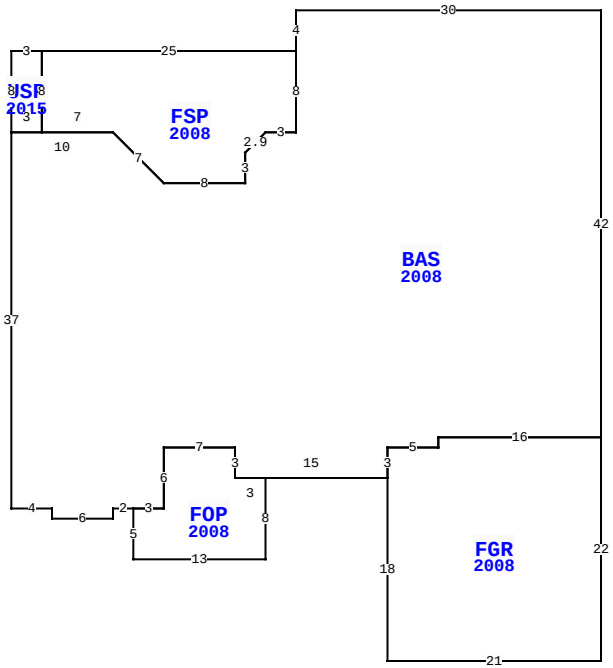
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 11 | CLAY TILE 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 0 | 0 100 |
| 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 | 2,229 | 100 | 2008 | 2,229 | 379,437 |
| FGR | 457 | 55 | 2008 | 251 | 42,728 |
| FOP | 116 | 30 | 2008 | 35 | 5,958 |
| FSP | 255 | 40 | 2008 | 102 | 17,363 |
| USP | 24 | 30 | 2015 | 7 | 1,191 |
| TOTALS | 3,081 | | | 2,624 | 446,677 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 01 | 2,624 | 106.4640 | 185.03 | 485,519 | 2008 | 2008 | 0 | 0 | 0 | 8.00 | 92.00 |

1 SFR CUST – 100% - 2020 Heated Area: 2229 HX Base Yr 2020




| BLD DATE | 03/24/2008 | DJ | LGL DATE | |
|---|---|---|---|---|
| XF DATE | | | LAND DATE | 03/13/2024 MLU |
| INC DATE | | | AG DATE | |

531 SANTA MARIA DR, FERNANDINA BEACH

## NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 446,677 |
| TOTAL MARKET OB/XF VALUE | 10,620 |
| TOTAL LAND VALUE - MARKET | 150,000 |
| TOTAL MARKET VALUE | 607,297 |
| SOH/AGL Deduction | 221,239 |
| ASSESSED VALUE | 386,058 |
| TOTAL EXEMPTION VALUE | HX HB 50,722 |
| BASE TAXABLE VALUE | 335,336 |
| TOTAL JUST VALUE | 607,297 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 587,150 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20102070 | XFOB | 620 | 12/03/2010 |
| 20080055 | CO ISSUED | 0 | 07/16/2008 |
| 20080403 | H/AC | 5,830 | 03/18/2008 |
| 20080209 | OTHER | 6,230 | 02/13/2008 |
| 20080123 | ELEC OTHER | 2,000 | 01/29/2008 |
| 20080055 | NEW CONSTR | 250,000 | 01/15/2008 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2294/1106 | 7/28/2019 | WD | Q | I | 01 | 412,000 |
| GRANTOR: AVERETT JOAN H | | | | | | |
| GRANTEE: GARDNER JEFFREY B & | | | | | | |
| 1713/0621 | 11/12/2010 | WD | U | I | 11 | 100 |
| GRANTOR: COVERT WILLIAM B & SA | | | | | | |
| GRANTEE: AVERETT EDWARD T JR | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2008] W30 S4 FSP=[YR=2008] W25 USP=[YR=2015] W3 S8 E3 N8$ S8 E7 D5 R5 E8 N3 U2 R2 E3 N8$ S8 W3 D2 L2 S3 W8 U5 L5 W10 S37 E4 S1 E6 N1 E2 FOP=[YR=2008] S5 E13 N8 W3 N3 W7 S6 W3$ E3 N6 E7 S3 E15 FGR=[YR=2008] S18 E21 N22 W16 S1 W5 S3$ N3 E5 N1 E16 N42$.

## 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 | 0 | 0 | 564.00 | SF | 10.00 | 10.00 | 100 | 2008 | 2008 | 3 | 88 | 4,963 | |
| 3 | 0855 | CONC PAVER | 0 | 100 | 34 | 4 | 136.00 | SF | 10.00 | 10.00 | 100 | 2008 | 2008 | 3 | 88 | 1,197 | |
| 4 | 0462 | ST/AL FNC | 0 | 100 | 34 | 0 | 136.00 | SF | 10.00 | 10.00 | 100 | 2011 | 2011 | 3 | 60 | 816 | |
| 5 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 192.00 | SF | 10.00 | 10.00 | 100 | 2015 | 2015 | 3 | 95 | 1,824 | |

## LAND DESCRIPTION

TOTAL OB/XF 10,620

| 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 01/14/2021 BY KBA Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 07/30/2025 BY SYS