LOT 160
IN OR 1405/629
ISLE DE MAI AT AMELIA PB 7/12

CAMERON EDWARD P
629 SANTA MARIA DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-087I-0160-0000

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		3 100
Bathrooms		2 100
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

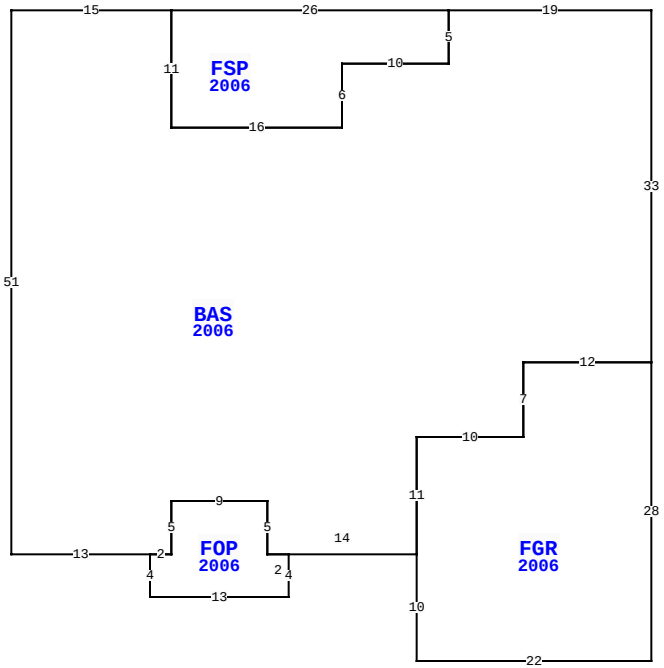
NEIGHBORHOOD/LOC 1079.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,463	100	2006	2,463	402,431
FGR	546	55	2006	300	49,017
FOP	97	30	2006	29	4,738
FSP	226	40	2006	90	14,706
TOTALS	3,332			2,882	470,891

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,882	103.3060	179.55	517,463	2006	2006	0	0	0	9.00	91.00

1 SFR CUST – 100% - 2007 Heated Area: 2463 HX Base Yr 2007



629 SANTA MARIA DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/13/2024 MLU
INC DATE		AG DATE	

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	2006	2006	3	89	1,780	
2	0855	CONC PAVER	0	100	0	0	670.00	SF	10.00	10.00	100	2006	2006	3	86	5,762	
3	0855	CONC PAVER	0	100	29	3	87.00	SF	10.00	10.00	100	2006	2006	3	86	748	
4	0462	ST/AL FNC	0	100	0	0	386.00	SF	10.00	10.00	100	2006	2006	3	40	1,544	
5	0855	CONC PAVER	0	100	0	0	152.00	SF	10.00	10.00	100	2006	2006	3	86	1,307	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	470,891
TOTAL MARKET OB/XF VALUE	11,141
TOTAL LAND VALUE - MARKET	150,000
TOTAL MARKET VALUE	632,032
SOH/AGL Deduction	309,187
ASSESSED VALUE	322,845
TOTAL EXEMPTION VALUE	WR HX HB 55,722
BASE TAXABLE VALUE	267,123
TOTAL JUST VALUE	632,032
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	610,888

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20053252	ELEC OTHER	6,000	12/29/2005
20053040	H/AC	3,000	11/17/2005
20052567	OTHER	6,000	08/30/2005
20052453	ELEC OTHER	1,000	08/16/2005
20052418	DEMOLITION	2,000	08/10/2005
20052419	NEW CONSTR	150,000	08/10/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1405/0629	4/19/2006	WD	Q	I		445,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: CAMERON EDWARD P &						
1260/0497	9/20/2004	WD	U	V	19	756,000
GRANTOR: SEASIDE PPR INC						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W19 FSP=[YR=2006] W26 S11 E16 N6 E10 N5$ S5 W10 S6 W16 N11 W15 S51 E13 FOP=[YR=2006] S4 E13 N4 W2 N5 W9 S5 W2$ E2 N5 E9 S5 E14 FGR=[YR=2006] S10 E22 N28 W12 S7 W10 S11$ N11 E10 N7 E12 N33$.

LAND DESCRIPTION

TOTAL OB/XF 11,141

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