

LOT 167  
IN OR 1983/633  
ISLE DE MAI AT AMELIA #2

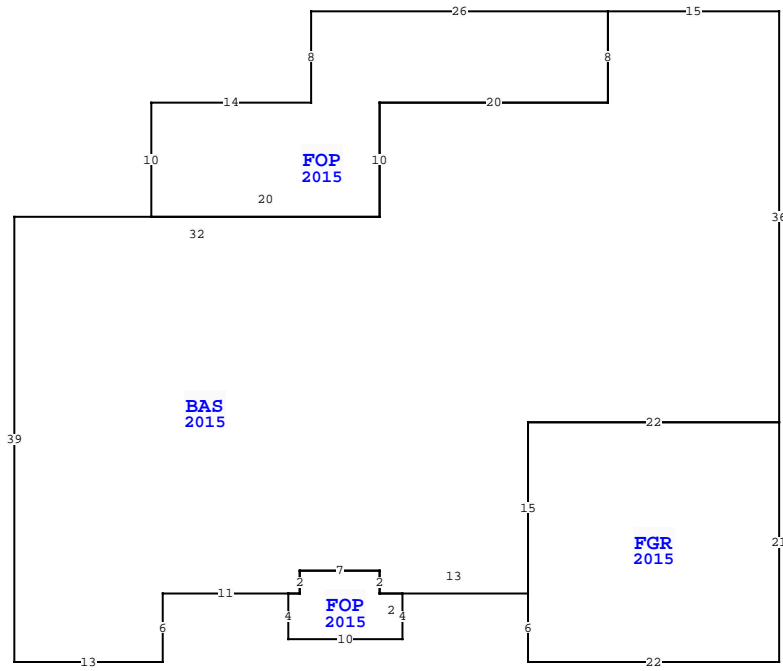
DOSTER RICHARD A & SALLY C  
676 KING GEORGE LN  
FERNANDINA BEACH, FL 32034

**2025**

00-00-31-087I-0167-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	70
Interior Floor	14	CARPET	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
BAS	2,415	100	2015
FGR	462	55	2015
FOP	54	30	2015
FOP	408	30	2015
TOTALS	3,339		

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%	- 2016								
Heated Area: 2415						HX Base Yr 2016					



NASSAU COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			2
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			523,753
TOTAL MARKET OB/XF VALUE			12,729
TOTAL LAND VALUE - MARKET			150,000
TOTAL MARKET VALUE			686,482
SOH/AGL Deduction			302,428
ASSESSED VALUE			384,054
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			333,332
TOTAL JUST VALUE			686,482
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			662,809

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20142078	CO ISSUED	0	04/30/2015
20142078	NEW CONSTR	270,270	09/24/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1983/0633	5/20/2015	WD Q	Q	I	01	368,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: DOSTER RICHARD A &						
1537/1777	11/28/2007	WD U	V	V	19	169,500
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	0855	CONC PAVER	0	100	0	563.00	UT	7.00	7.00	100	2015	2015	3	95	3,744	
2	0855	CONC PAVER	0	100	0	88.00	SF	7.00	7.00	100	2015	2015	3	95	585	
3	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2015	2015	3	96	3,360	
4	0462	ST/AL FNC	0	100	0	672.00	SF	10.00	10.00	100	2015	2015	3	75	5,040	

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							