

LOT 172
IN OR 1623/1197
ISLE DE MAI AT AMELIA #2

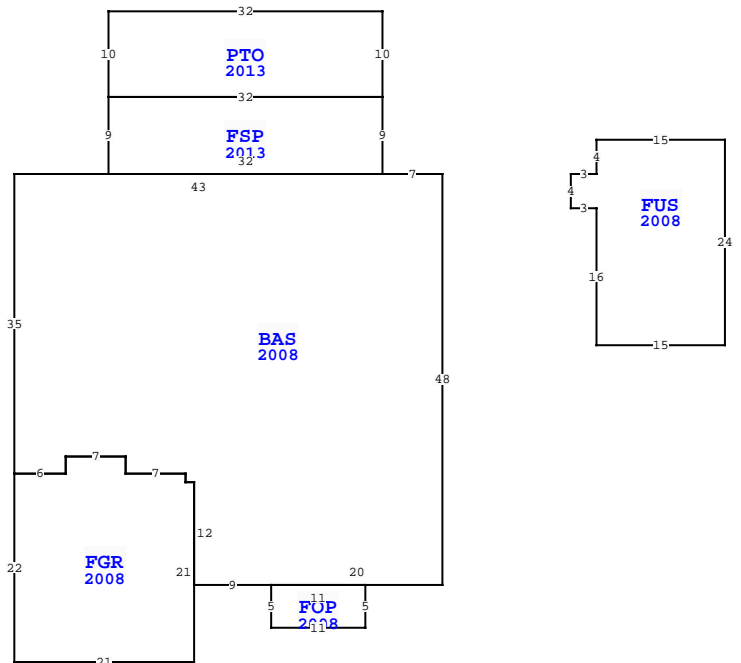
SERRANO CARLOS & ZAYDA
640 KING GEORGE LN
FERNANDINA BEACH, FL 32034

2025

00-00-31-087I-0172-0000

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	14	CARPET	80
Interior Floor	11	CLAY TILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms	4	100	
Bathrooms	3	100	
Frame	02	WOOD FRAME	100
Stories	1.5	1.5	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	2,114	100	2008
FGR	475	55	2008
FOP	55	30	2008
FSP	288	40	2013
FUS	372	100	2008
PTO	320	5	2013
TOTALS	3,624		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,894	104.9040	182.32	527,634	2008	2008	0	0	8.00	92.00
1 SFR CUST - 100% - 2022 Heated Area: 2486 HX Base Yr 2022											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			485,423
TOTAL MARKET OB/XF VALUE			10,452
TOTAL LAND VALUE - MARKET			150,000
TOTAL MARKET VALUE			645,875
SOH/AGL Deduction			99,569
ASSESSED VALUE			546,306
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			495,584
TOTAL JUST VALUE			645,875
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			624,169

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20081430	OTHER	1,480	09/12/2008
20081009	H/AC	6,750	06/10/2008
20080735	ELEC OTHER	2,100	05/02/2008
20080718	OTHER	8,175	04/29/2008
20080617	NEW CONSTR	250,000	04/15/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1623/1197	5/28/2009	WD	Q	I	01	324,100
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: SERRANO CARLOS & ZA						
1547/0062	1/18/2008	WD	U	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	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	26	3	SF	10.00	10.00	100	2008	2008	3	88	686	
3	0855	CONC PAVER	0	100	0	553.00	SF	10.00	10.00	100	2008	2008	3	88	4,866	
4	0911	SCRN RM A	0	100	32	10	SF	17.50	17.50	100	2013	2013	3	55	3,080	

BLD DATE		09/23/2008	DJ	LGL DATE	
XF DATE				03/13/2024	MLU
INC DATE					

BUILDING NOTES	
640 KING GEORGE LN, FERNANDINA BEACH	
BUILDING DIMENSIONS BAS=[YR=2008] W7 FSP=[YR=2013] N9 PTO=[YR=2013] N10 W32 S10 E32\$ W32S9 E32\$ W43 S35 FGR=[YR=2008] S22 E21 N21 W1N1 W7 N2W7S2W6\$ E6 N2E7 S2E7 S1E1 S12 E9 FOP=[YR=2008] S5 E11N5W11\$ E20 N48\$ PTR=E15 FUS=[YR=2008] E3 N4 E15 S24 W15 N16 W3 N4\$ W15\$.	

LAND DESCRIPTION		TOTAL OB/XF															10,452							
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							