

LOT 176
IN OR 2154/1767
ISLE DE MAI AT AMELIA #2

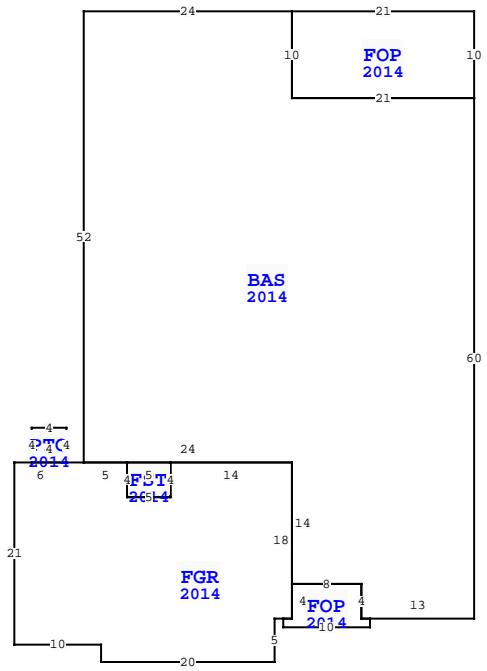
PERTSCH JOHN M & KIMBERLY T
608 KING GEORGE LN
FERNANDINA BEACH, FL 32034

2025

00-00-31-087I-0176-0000

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 Floo	11	CLAY TILE	70
Interior Floo	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	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	2,476	100	2014
FGR	686	55	2014
FOP	42	30	2014
FOP	210	30	2014
FST	20	55	2014
PTO	16	5	2014
TOTALS	3,450		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,941	111.9540	194.58	572,260	2014	2014	0	0	5.00	95.00
1 SFR CUST - 100% - 2018 Heated Area: 2476 HX Base Yr 2018											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		543,647	
TOTAL MARKET OB/XF VALUE		9,401	
TOTAL LAND VALUE - MARKET		150,000	
TOTAL MARKET VALUE		703,048	
SOH/AGL Deduction		273,521	
ASSESSED VALUE		429,527	
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE		378,805	
TOTAL JUST VALUE		703,048	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		678,280	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20131835	NEW CONSTR	0	08/05/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2154/1767	11/01/2017	WD Q	Q	I	01	471,000

GRANTOR: PATTERSON TRACY L II
GRANTEE: PERTSCH JOHN M & KI
1899/1366 1/23/2014 WD Q I 02 388,000
GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: PATTERSON TRACY L I

BUILDING NOTES	
BUILDING DIMENSIONS FOP=[YR=2014] W21 BAS=[YR=2014] W24 S52 FGR=[YR=2014] W2 PTO=[YR=2014] N4W4S4E4\$ W6 S21 E10 S2 E20 N5 E1 FOP=[YR=2014] S1 E10 N1 W1 N4 W8 S4 W1\$ E1 N18 W14 FST=[YR=2014] W5 S4 E5 N4\$ S4 W5 N4 W5\$ E24 S14 E8 S4 E13 N60 W21 N10\$ S10 E21 N10\$.	

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	858.00	UT	7.00	7.00	100	2014	2014	3	94	5,646	
2	0855	CONC PAVER	0	100	0	60.00	SF	7.00	7.00	100	2014	2014	3	94	395	
3	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2014	2014	3	96	3,360	

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							