

LOT 177
IN OR 1771/411
ISLE DE MAI AT AMELIA #2

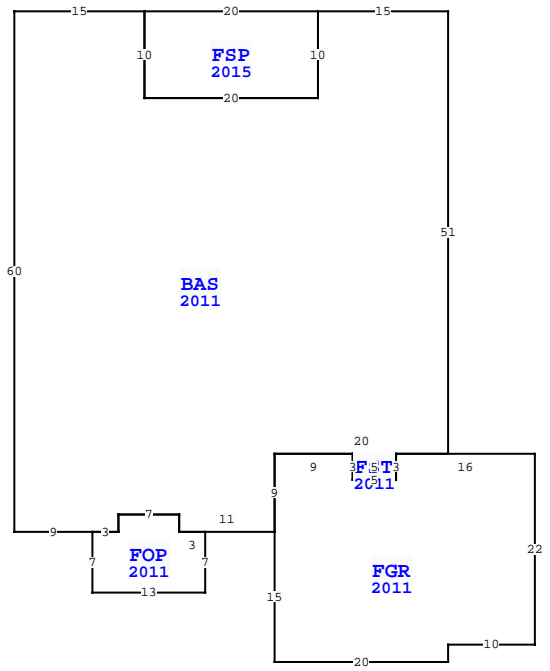
HOMANS MARK J &/BORLAND-HOMANS MARY ELIZABETH
613 KING GEORGE LANE
FERNANDINA BEACH, FL 32034

2025

00-00-31-087I-0177-0000

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 Floo	11	CLAY TILE	70
Interior Floo	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	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	2,606	100	2011
FGR	685	55	2011
FOP	105	30	2011
FSP	200	40	2015
FST	15	55	2011
TOTALS	3,611		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,103	108.6520	188.84	585,971	2011	2011	0	0	6.50	93.50
1 SFR CUST - 100% - 2012 Heated Area: 2606 HX Base Yr 2012											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		547,883	
TOTAL MARKET OB/XF VALUE		12,599	
TOTAL LAND VALUE - MARKET		150,000	
TOTAL MARKET VALUE		710,482	
SOH/AGL Deduction		347,175	
ASSESSED VALUE		363,307	
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE		312,585	
TOTAL JUST VALUE		710,482	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		685,630	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110619	OTHER	1,300	04/25/2011
20110021	H/AC	7,790	01/05/2011
20101843	NEW CONSTR	8,996	10/26/2010
20101780	NEW CONSTR	2,100	10/15/2010
20101645	REPAIR/RRF	3,000	09/21/2010
20101644	NEW CONSTR	257,315	09/20/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1771/0411	12/02/2011	WD	Q	I	01	359,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: HOMANS MARK J & MAR						
1429/1466	7/21/2006	WD	U	V	19	165,000
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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2011	2011	3	94	3,290	
2	0855	CONC PAVER	0	100	0	750.00	SF	10.00	10.00	100	2011	2011	3	91	6,825	
3	0855	CONC PAVER	0	100	0	273.00	SF	10.00	10.00	100	2011	2011	3	91	2,484	
TOTALS															12,599	

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							