

LOT 182
IN OR 1796/1241
ISLE DE MAI AT AMELIA #2

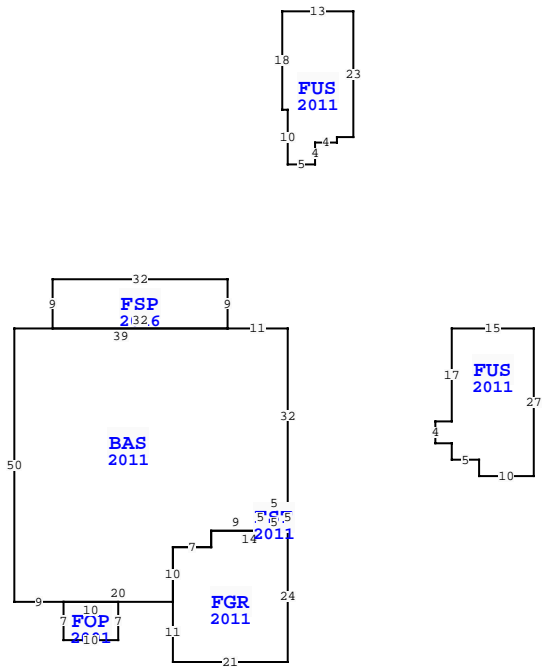
DAVID MATTHEW E & KATRINA GARIAEFF
651 KING GEORGE LN
FERNANDINA BEACH, FL 32034

2025

00-00-31-087I-0182-0000

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	11	CLAY TILE	60
Interior Floor	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		5	100
Bathrooms		4	100
Frame		N/A	100
Stories	1.5	1.5	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	2,223	100	2011
FGR	483	55	2011
FOP	70	30	2001
FSP	288	40	2016
FST	25	55	2011
FUS	323	100	2011
FUS	402	100	2011
TOTALS	3,814		

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%	- 2013	188.36	633,643	2011	2011	0	0	6.50	93.50
				Heated Area:	2948			HX Base Yr	2013		



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		592,456	
TOTAL MARKET OB/XF VALUE		52,207	
TOTAL LAND VALUE - MARKET		150,000	
TOTAL MARKET VALUE		794,663	
SOH/AGL Deduction		366,378	
ASSESSED VALUE		428,285	
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE		377,563	
TOTAL JUST VALUE		794,663	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		769,464	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190040	SCRN ENCL	0	04/02/2019
20120950	ST/AL	0	05/29/2012
20110935	H/AC	8,250	06/09/2011
20110731	NEW CONSTR	2,000	05/12/2011
20110719	NEW CONSTR	6,500	05/11/2011
20102213	NEW CONSTR	297,903	12/30/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1796/1241	5/21/2012	WD	Q	I	01	374,900

GRANTOR: SEDA CONSTRUCTION COM	
GRANTEE: DAVID MATTHEW ERIC	
1421/1061	6/20/2006
GRANTOR: SEASIDE PPR INC	
GRANTEE: SEDA CONSTRUCTION C	

BUILDING NOTES	
BUILDING DIMENSIONS BAS=[YR=2011] W11 FSP=[YR=2016] N9 W32 S9 E32 \$ W39 S50 E9 FOP=[YR=2001] S7 E10 N7 W10 \$ E20 FGR=[YR=2011] S11 E21 N24 FST=[YR=2011] N5 W5 S5 E5 \$ W14 S3 W7 S10 \$ N10 E7 N3 E9 N5 E5 N32 \$ PTR= E30 FUS=[YR=2011] E15 S27 W10 N3 W5 N3 W3 N4 E3 N17 \$W30\$ PTR= N30 FUS=[YR=2011] N10 W1 N18 E13 S23 W3 S1 W4 S4 W5 \$ S30 \$.	

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
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2011	2011	3	94
2	0855	CONC PAVER	0	100	0	644.00	SF	7.00	7.00	100	2011	2011	3	91
3	0462	ST/AL FNC	0	100	0	768.00	SF	10.00	10.00	100	2012	2012	3	64
4	0911	SCRN RM A	0	100	0	768.00	SF	17.50	17.50	100	2019	2019	3	82
5	0861	POOL GUNIT	0	100	0	308.00	SF	85.00	85.00	100	2019	2019	3	87
6	0855	CONC PAVER	0	100	0	460.00	SF	10.00	10.00	100	2019	2019	3	97
7	0871	POOL HTR R	0	100	0	1.00	UT	2,000.00	2,000.00	100	2019	2019	3	82
TOTAL OB/XF 52,207														

LAND DESCRIPTION														
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
1	000100	C	RES	100	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00