

LOT 183  
ISLE DE MAI AT AMELIA #2  
PB 7/188

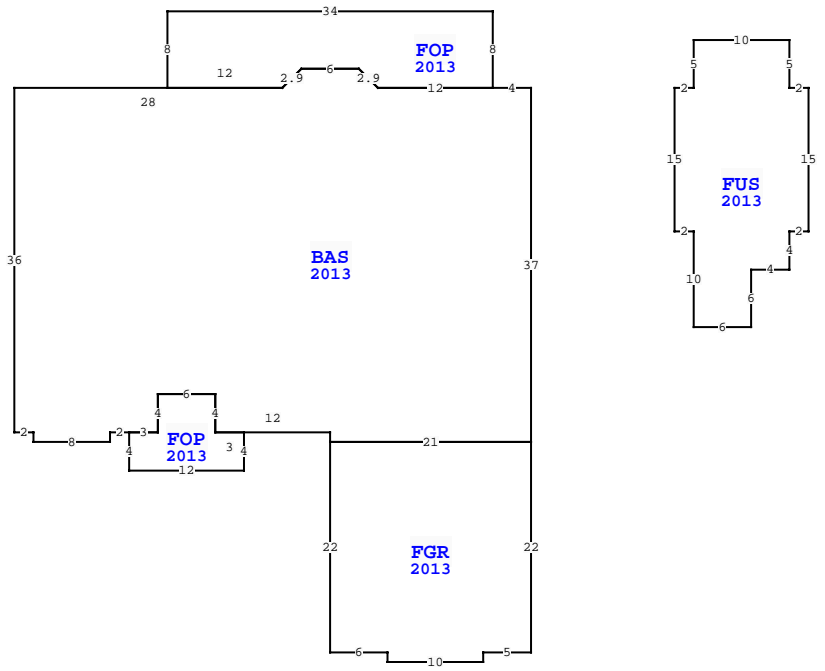
LEONE JENNIFER LYNN  
657 KING GEORGE LN  
FERNANDINA BEACH, FL 32034

**2025**

00-00-31-087I-0183-0000

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	60
Interior Floo	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3	100
Frame	02	WOOD FRAME	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	1,965	100	2013
FGR	472	55	2013
FOP	72	30	2013
FOP	256	30	2013
FUS	336	100	2013
TOTALS	3,101		
			2,660
			502,439

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%	- 2023							
Heated Area: 2301					HX Base Yr 2023						



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		502,439	
TOTAL MARKET OB/XF VALUE		6,354	
TOTAL LAND VALUE - MARKET		150,000	
TOTAL MARKET VALUE		658,793	
SOH/AGL Deduction		184,242	
ASSESSED VALUE		474,551	
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE		423,829	
TOTAL JUST VALUE		658,793	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		635,946	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20131608	NEW CONSTR	2,000	07/09/2013
20131555	NEW CONSTR	4,500	07/03/2013
20131393	SFR	246,819	06/19/2013
20131396	ROOF	3,000	06/19/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2569/0320	6/08/2022	WD Q	Q	I	02	715,100
GRANTOR: BRYAN JAMES W & LUCIL						
GRANTEE: LEONE JENNIFER LYNN						
1894/0978	12/06/2013	WD Q	Q	I	02	357,200
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: BRYAN JAMES W & LUC						

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	976.00	SF	7.00	7.00	100	2013	2013	3	93	6,354	

657 KING GEORGE LN, FERNANDINA BEACH  
 BLD DATE  
 XF DATE  
 INC DATE  
 LGL DATE  
 LAND DATE  
 AG DATE  
 03/13/2024 MLU

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2013] W4 FOP=[YR=2013] N8 W34 S8 E12 U2 R2 E6 D2 R2 E12\$ W12 U2 L2 W6 D2 L2 W28 S36 E2 S1 E8 N1 E2 FOP=[YR=2013] S4 E12 N4 W3 N4 W6 S4 W3\$ E3 N4 E6 S4 E12 S1 FGR=[YR=2013] S22 E6 S1 E10 N1 E5 N22 W21\$ E21 N37\$ PTR=E15 FUS=[YR=2013] E2 N5 E10 S5 E2 S15 W2 S4 W4 S6 W6 N10 W2 N15\$ W15\$.											

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							