

LOT 184
IN OR 1584/783
ISLE DE MAI AT AMELIA #2

FERGUSON IRA H III & GAIL A
664 KING GEORGE LN
FERNANDINA BEACH, FL 32034

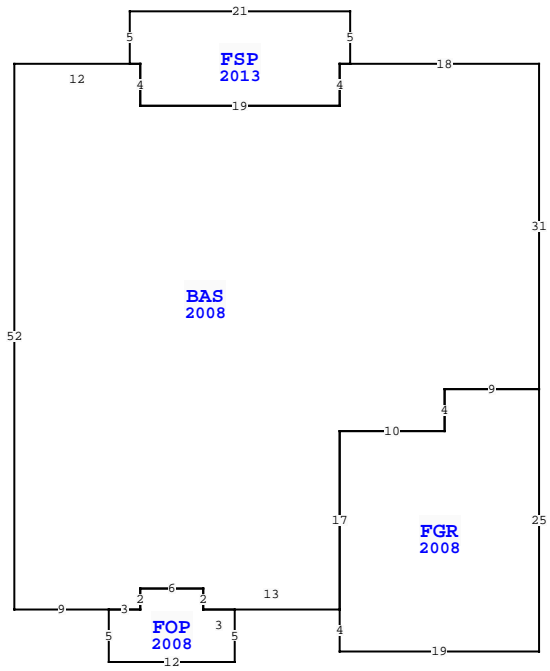
2025

00-00-31-087I-0184-0000



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	14	CARPET	70
Interior Floo	11	CLAY TILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	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	2,153	100	2008
FGR	435	55	2008
FOP	72	30	2008
FSP	181	40	2013
TOTALS	2,841		

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%	- 2016								
Heated Area: 2153						HX Base Yr 2016					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		423,186	
TOTAL MARKET OB/XF VALUE		7,671	
TOTAL LAND VALUE - MARKET		150,000	
TOTAL MARKET VALUE		580,857	
SOH/AGL Deduction		253,685	
ASSESSED VALUE		327,172	
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE		276,450	
TOTAL JUST VALUE		580,857	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		561,720	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20071626	CO ISSUED	250,000	08/29/2007
20071626	NEW CONSTR	250,000	08/29/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1584/0783	9/09/2008	WD Q	Q	I		301,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: FERGUSON IRA H III						
1507/0684	6/22/2007	WD U	V	19		168,000
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	0855	CONC PAVER	0	100	20	3		10.00	10.00	100	2008	2008	3	88	528	
2	0855	CONC PAVER	0	100	0	0		572.00	SF 10.00	100	2008	2008	3	88	5,034	
3	0855	CONC PAVER	0	100	30	3		90.00	SF 10.00	100	2009	2009	3	89	801	
4	0855	CONC PAVER	0	100	0	0		147.00	SF 10.00	100	2009	2009	3	89	1,308	

BUILDING NOTES			
BLD DATE 02/20/2008 DJ			
XF DATE			
LGL DATE 03/13/2024 MLU			
INC DATE			

BUILDING DIMENSIONS														
BAS=[YR=2008] W18 FSP=[YR=2013] N5 W21 S5 E1 S4 E19 N4 E1\$														
W1 S4 W19 N4 W12 S52 E9 FOP=[YR=2008] S5 E12 N5 W3 N2 W6 S2														
W3\$ E3 N2 E6 S2 E13 FGR=[YR=2008] S4 E19 N25 W9 S4 W10 S17\$														
N17 E10 N4 E9 N31\$.														

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							