LOT 186
IN OR 1595/554
ISLE DE MAI AT AMELIA #2

HIRSCH HELEN S/MILLER CAROLE J
677 KING GEORGE LANE
FERNANDINA BEACH, FL 32034

2025

00-00-31-087I-0186-0000

BUILDING CHARACTERISTICS

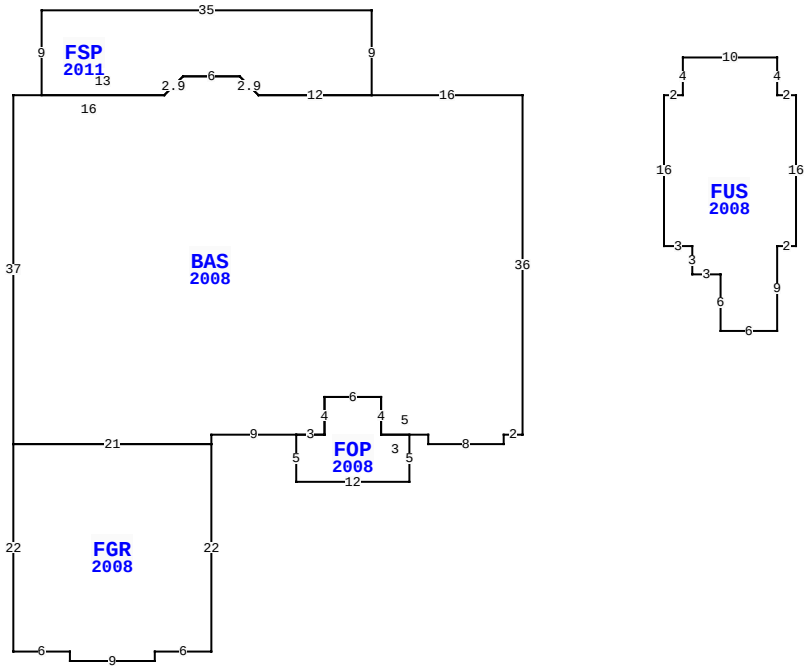
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,965	100	2008	1,965	339,632
FGR	471	55	2008	259	44,765
FOP	84	30	2008	25	4,321
FSP	299	40	2011	120	20,740
FUS	327	100	2008	327	56,518
TOTALS	3,146			2,696	465,978

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,696	108.0960	187.87	506,498	2008	2008	0	0	0	8.00	92.00

1 SFR CUST – 100% - 2009 Heated Area: 2292 HX Base Yr 2009



677 KING GEORGE LN, FERNANDINA BEACH

BLD DATE	09/23/2008 DJ	LGL DATE	
XF DATE		LAND DATE	03/13/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	465,978
TOTAL MARKET OB/XF VALUE	12,679
TOTAL LAND VALUE - MARKET	150,000
TOTAL MARKET VALUE	628,657
SOH/AGL Deduction	307,541
ASSESSED VALUE	321,116
TOTAL EXEMPTION VALUE	HX HB 50,722
BASE TAXABLE VALUE	270,394
TOTAL JUST VALUE	628,657
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	607,593

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20081434	OTHER	1,480	09/12/2008
20081082	H/AC	6,410	06/27/2008
20080960	OTHER	8,050	06/05/2008
20080916	ELEC OTHER	2,100	05/29/2008
20080769	NEW CONSTR	250,000	05/06/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1595/0554	12/02/2008	WD	U	I	07	100
GRANTOR: CARPENTER KATHERINE S						
GRANTEE: HIRSCH HELEN S & CA						
1542/0003	12/20/2007	WD	U	V	19	56,500
GRANTOR: SEASIDE PPR INC						
GRANTEE: CARPENTER KATHERINE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W16 FSP=[YR=2011] N9 W35 S9 E13 U2 R2 E6 D2 R2 E12$ W12 U2 L2 W6 D2 L2 W16 S37 FGR=[YR=2008] S22 E6 S1 E9 N1 E6 N22 W21$ E21 N1 E9 FOP=[YR=2008] S5 E12 N5 W3 N4 W6 S4 W3$ E3 N4 E6 S4 E5 S1 E8 N1 E2 N36$ PTR= E15 FUS=[YR=2008] E2 N4 E10 S4 E2 S16 W2 S9 W6 N6 W3 N3 W3 N16$ W15$.

EXTRA FEATURES

LN	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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2008	2008	3	91	1,820	
2	0855	CONC PAVER	0	100	0	0	990.00	SF	10.00	10.00	100	2008	2008	3	88	8,712	
3	0855	CONC PAVER	0	100	0	0	226.00	SF	10.00	10.00	100	2015	2015	3	95	2,147	

LAND DESCRIPTION

TOTAL OB/XF 12,679

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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							

REVIEW DATE 01/24/2019 BY DJA Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 07/30/2025 BY SYS