

LOT 187
IN OR 1947/1675
ISLE DE MAI AT AMELIA #2

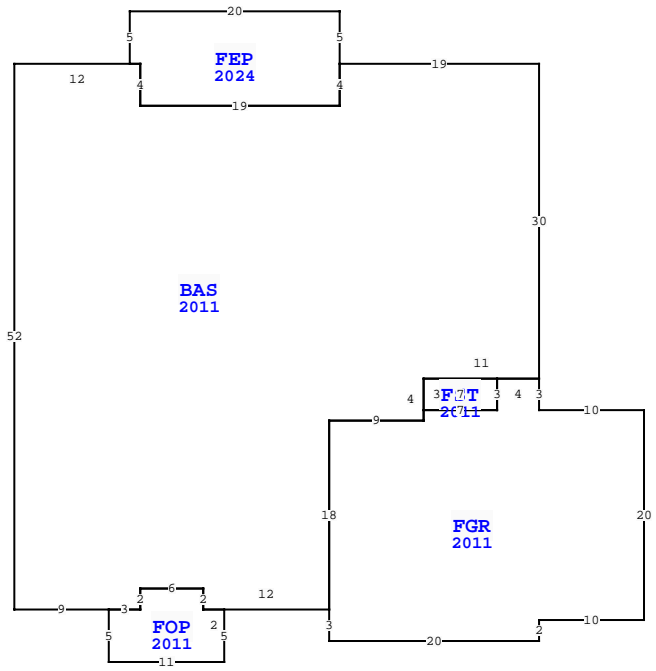
SMITH LIVING TRUST/SMITH GLEN A TRUSTEE
PO BOX 15462
FERNANDINA BEACH, FL 32035

2025

00-00-31-087I-0187-0000

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	60
Interior Floo	11	CLAY TILE	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame		N/A	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	2,108	100	2011
FEP	176	80	2024
FGR	643	55	2011
FOP	67	30	2011
FST	21	55	2011
TOTALS	3,015		
			2,635
			461,209

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								
Heated Area: 2108						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		461,209	
TOTAL MARKET OB/XF VALUE		12,419	
TOTAL LAND VALUE - MARKET		150,000	
TOTAL MARKET VALUE		623,628	
SOH/AGL Deduction		304,004	
ASSESSED VALUE		319,624	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		268,902	
TOTAL JUST VALUE		623,628	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		590,855	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2024-0354	GLASS WALLS	27,783	07/02/2024
20111069	H/AC	4,000	06/29/2011
20111045	NEW CONSTR	4,000	06/24/2011
20110951	NEW CONSTR	2,000	06/13/2011
20110840	NEW CONSTR	217,250	05/31/2011
20110842	REPAIR/RRF	3,000	05/31/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1947/1675	10/20/2014	WD	U	I	11	100
GRANTOR: SMITH GLEN A & CLAUDI						
GRANTEE: SMITH LIVING TRUST						
1792/1105	3/09/2012	WD	Q	I	02	312,500
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: SMITH GLEN A & CLAU						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0	100	0	1,014.00	SF	10.00	10.00	100	2011
2	0855	CONC PAVER	0	100	0	336.00	SF	10.00	10.00	100	2015

TOTAL OB/XF											
12,419											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100	0003	R-1	0.00	0.00	1.00	LT	1.00

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=2011;ORIG=0,0] W19 S4 W19 N4 W12 S52 E9 E3 N2 E6 S2 E12 N18 E9 N4 E11 N30 \$											
FGR=[YR=2011;ORIG=-20,52] S3 E20 N2 E10 N20 W10 N3 W4 S3 W7 S1 W9 S18 \$											
FEP=[YR=2024;ORIG=-19,0] N5 W20 S5 E1 S4 E19 N4 \$											
FOP=[YR=2011;ORIG=-41,52] S5 E11 N5 W2 N2 W6 S2 W3 \$											
FST=[YR=2011;ORIG=-4,30] W7 S3 E7 N3 \$											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100	0003	R-1	0.00	0.00	1.00	LT	1.00