

LOT 191  
IN OR 1858/2  
ISLE DE MAI AT AMELIA #2

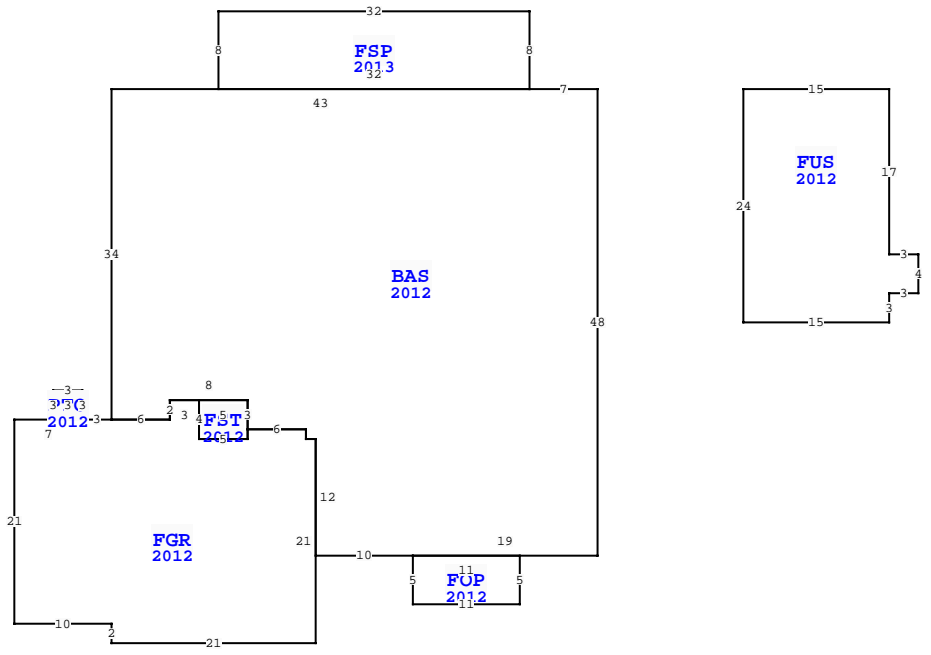
JACKSON GERALD SR & BRENDA S  
12537 PERCY LN  
JACKSONVILLE, FL 32216

2025

00-00-31-087I-0191-0000

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 Floor	11	CLAY TILE	70		
Interior Floor	14	CARPET	30		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms	4	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	2,098	100	2012	2,098	386,950
FGR	681	55	2012	375	69,164
FOP	55	30	2012	16	2,951
FSP	256	40	2013	102	18,812
FST	20	55	2012	11	2,029
FUS	372	100	2012	372	68,611
PTO	9	5	2012	0	0
TOTALS	3,491			2,974	548,517

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	01	2,974	112.8940	196.21	583,529	2012	2012	0	0	6.00	94.00	
1 SFR CUST - 0% - 0 Heated Area: 2470 HX Base Yr												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			548,517
TOTAL MARKET OB/XF VALUE			10,398
TOTAL LAND VALUE - MARKET			150,000
TOTAL MARKET VALUE			708,915
SOH/AGL Deduction			93,157
ASSESSED VALUE			615,758
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			615,758
TOTAL JUST VALUE			708,915
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			684,131

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121418	NEW CONSTR	2,100	07/18/2012
20121415	NEW CONSTR	2,500	07/17/2012
20121408	H/AC	5,642	07/16/2012
20121200	HOUSE	257,929	06/20/2012
20121202	ROOF	3,000	06/20/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1858/0002	5/14/2013	WD Q	Q	I	02	365,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: JACKSON GERALD SR &						
1561/0047	4/15/2008	WD U	V	19		113,000
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	0504	FP-ELECTRI	0	0	0	1.00	UT	2,000.00	2,000.00	100	2012	2012	3	94	1,880	
2	0855	CONC PAVER	0	0	0	801.00	SF	7.00	7.00	100	2012	2012	3	92	5,158	
3	0855	CONC PAVER	0	0	0	91.00	SF	7.00	7.00	100	2012	2012	3	92	586	
4	0462	ST/AL FNC	0	0	0	408.00	SF	10.00	10.00	100	2013	2013	3	68	2,774	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		03/13/2024	MLU

BUILDING NOTES	
BAS=[YR=2012] W7 FSP=[YR=2013] N8 W32 S8 E32\$ W43 S34 FGR=[YR=2012] W3 PTO=[YR=2012] N3 W3 S3 E3\$ W7 S21 E10 S2 E21 N21 W1 N1 W6 FST=[YR=2012] N3 W5 S4 E5 N1\$ S1 W5 N4 W3 S2 W6\$ E6 N2 E8 S3 E6 S1 E1 S12 E10 FOP=[YR=2012] S5 E11 N5 W11\$ E19 N48\$ PTR=E15 FUS=[YR=2012] E15 S17 E3 S4 W3 S3 W15 N24\$ 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	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	0	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	150,000								