

LOT 108
IN OR 1500/265
ISLE DE MAI AT AMELIA PB 7/12

DICOSTANZO PETER J
2974 PRINCESS AMELIA COURT
FERNANDINA BEACH, FL 32034

2026

00-00-31-087I-0108-0000



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 70
Interior Floo	11	CLAY TILE 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.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
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	2,622	100	2007	2,622	429,913
FGR	480	55	2007	264	43,287
FOP	105	30	2007	32	5,247
FOP	200	30	2007	60	9,838
UEP	120	60	2009	72	11,805
TOTALS	3,527			3,050	500,090

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT 2,000.00	2,000.00

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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	01	3,050	98.6746	180.18	549,549	2007	2007	0	0	9.00	91.00	
1 SFR CUST			100% - 2008		Heated Area: 2622			HX Base Yr 2008				

2974 PRINCESS AMELIA CT, FERNANDINA BEACH, FL 32034									
BLD DATE 09/14/2007 KK LGL DATE 05/06/2026 MLU									
XF DATE AG DATE									

TOTAL OB/XF									
1,780									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1 2									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					500,090				
TOTAL MARKET OB/XF VALUE					1,780				
TOTAL LAND VALUE - MARKET					155,000				
TOTAL MARKET VALUE					656,870				
SOH/AGL Deduction					350,764				
ASSESSED VALUE					306,106				
TOTAL EXEMPTION VALUE					HX HB WR 56,411				
BASE TAXABLE VALUE					249,695				
TOTAL JUST VALUE					656,870				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					665,783				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20091079	ELEC OTHER	480	08/17/2009
20090833	XFOB	7,900	06/29/2009
20070802	OTHER	1,640	05/09/2007
20070073	H/AC	6,500	01/17/2007
20062710	ELEC OTHER	2,000	12/08/2006
20062672	OTHER	5,896	12/05/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1500/0265	5/21/2007	WD	Q	I		486,700	
GRANTOR: SEDA CONSTRUCTION COM							
GRANTEE: DICOSTANZO PETER &							
1260/0497	9/20/2004	WD	U	V	19	756,000	
GRANTOR: SEASIDE PPR INC							
GRANTEE: SEDA CONSTRUCTION C							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2007] W15 UEP=[YR=2009] N6 W20 S6 FOP=[YR=2007] S10 E20 N10 W20\$ E20\$ S10 W20 N10 W3 U2 L2 W6 L2 D2 W2 S60 E9 FOP=[YR=2007] S7 E13 N7 W3 N2 W7 S2 W3\$ E3 N2 E7 S2 E11 FGR=[YR=2007] S15 E20 N24 W20 S9 \$ N9 E20 N51\$.									