

LOT 170
ISLE DE MAI AT AMELIA #2
PB 7/188

BLACKBURNE JOHN & ROBIN
650 KING GEORGE LN
FERNANDINA BEACH, FL 32034

2026

00-00-31-087I-0170-0000



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	11	CLAY TILE 70
Interior Floo	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	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
BAS	2,484	100
FGR	460	55
FOP	87	30
FSP	200	40
FST	24	55
FUS	322	100
TOTALS	3,577	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,178	102.3454	186.88	593,905	2012	2012	0	0	6.50	93.50
1 SFR CUST 100% - 2022 Heated Area: 2806 HX Base Yr 2022											
650 KING GEORGE LN, FERNANDINA BEACH											
BLD DATE: 05/06/2026 MLU											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2			Tax Dist:
BUILDING MARKET VALUE			555,301
TOTAL MARKET OB/XF VALUE			59,840
TOTAL LAND VALUE - MARKET			155,000
TOTAL MARKET VALUE			770,141
SOH/AGL Deduction			45,310
ASSESSED VALUE			724,831
TOTAL EXEMPTION VALUE			51,411
BASE TAXABLE VALUE			673,420
TOTAL JUST VALUE			770,141
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			777,049
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20171011	SCRNROM	10,500	04/04/2017
20142664	SCRNROM	5,820	12/18/2014
20142287	SWIM POOL	53,908	10/24/2014
20120952	ST/AL	0	05/29/2012
20120101	H/AC	6,363	01/19/2012
20120059	NEW CONSTR	2,000	01/12/2012
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V I / RSN CD SALE PRICE
2878/1127	6/30/2026	WD Q I	01 858,000
GRANTOR: GUNDLING KEITH W & JE			
GRANTEE: BLACKBURNE JOHN & R			
2480/1308	7/19/2021	WD Q I	01 670,000
GRANTOR: DONAHUE KEVIN C & MER			
GRANTEE: GUNDLING KEITH W &			
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[YR=2012] W14 FSP=[YR=2012] N4 W26 S4 E1 S4 E24 N4 E1\$ W1 S4 W24 N4 W18 S39 FST=[YR=2012] S4 FGR=[YR=2012] S18 E22 N22 W16 S4 W6\$ E6 N4 W6\$ E22 S12 E12 FOP=[YR=2012] S5 E10 N7 W1 N3 W7 S5 W2\$ E2 N5 E7 S3 E14 N49\$ PTR= E15 FUS=[YR=2012] E2 N4 E10 S4 E2 S15 W2 S9 W6 N6 W6 N18\$ W15\$.			

EXTRA FEATURES							650 KING GEORGE LN, FERNANDINA BEACH				INC DATE		AG DATE				
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	100	0	0	1.00	UT	2,000.00	2,000.00	100	2012	2012	3	94	1,880	
5	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2015	2015	04	90	45,000	
6	0911	SCRN RM A	0	100	0	0	1,200.00	SF	18.00	18.00	100	2015	2015	3	60	12,960	