LOT 171
ISLE DE MAI AT AMELIA #2
PB 7/188

HALLOWAY HELEN L L/E/
646 KING GEORGE LN
FERNANDINA BEACH, FL 32034

2026

00-00-31-087I-0171-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
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

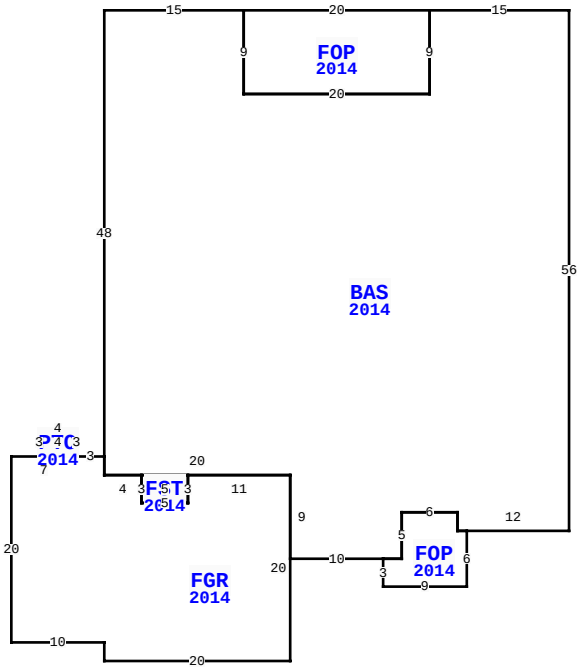
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1079.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,524	100	2014	2,524	482,284
FGR	585	55	2014	322	61,527
FOP	60	30	2014	18	3,440
FOP	180	30	2014	54	10,318
FST	15	55	2014	8	1,529
PTO	12	5	2014	1	191
TOTALS	3,376			2,927	559,288

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,927	110.7320	202.20	591,839	2014	2014	0	0	0	5.50	94.50

1 SFR CUST 100% - 2017 Heated Area: 2524 HX Base Yr 2017



646 KING GEORGE LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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		559,288
TOTAL MARKET OB/XF VALUE		66,010
TOTAL LAND VALUE - MARKET		155,000
TOTAL MARKET VALUE		780,298
SOH/AGL Deduction		265,263
ASSESSED VALUE		515,035
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		463,624
TOTAL JUST VALUE		780,298
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		782,717

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20182514	SCRNENCL	11,469	07/19/2018
20181030	SWIM POOL	50,000	03/27/2018
20131568	NEW CONSTR	269,413	07/05/2013
20131572	ROOF	3,000	07/05/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2673/1848	10/12/2023	WD	U	I	11	100
GRANTOR: HALLOWAY HELEN L						
GRANTEE: MENARD TRAE PAUL						
2673/1846	10/12/2023	WD	U	I	16	190,700
GRANTOR: MENARD TRAE PAUL						
GRANTEE: HALLOWAY HELEN L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W15 FOP=[YR=2014] W20 S9 E20 N9$ S9 W20 N9 W15 S48 FGR=[YR=2014] W3 PTO=[YR=2014] N3 W4 S3 E4$ W7 S20 E10 S2 E20 N20 W11 FST=[YR=2014] W5 S3 E5 N3$ S3 W5 N3 W4 N2$ S2 E20 S9 E10 FOP=[YR=2014] S3 E9 N6 W1 N2 W6 S5 W2$ E2 N5 E6 S2 E12 N56$.

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
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2014	2014	3	95	3,325	
4	0911	SCRN RM A	0	100	0	0	1,140.00	SF	18.00	18.00	100	2018	2018	3	74	15,185	
5	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2018	2018	04	95	47,500	

LAND DESCRIPTION

TOTAL OB/XF 66,010

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	155,000.00	155,000.00	155,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 155,000 Market: 0 Agricultural: 0 Common: 155,000 PRINTED 07/09/2026 BY SYS