LOT 176
IN OR 2154/1767
ISLE DE MAI AT AMELIA #2

PERTSCH JOHN M & KIMBERLY T
608 KING GEORGE LN
FERNANDINA BEACH, FL 32034

2026

00-00-31-087I-0176-0000

BUILDING CHARACTERISTICS

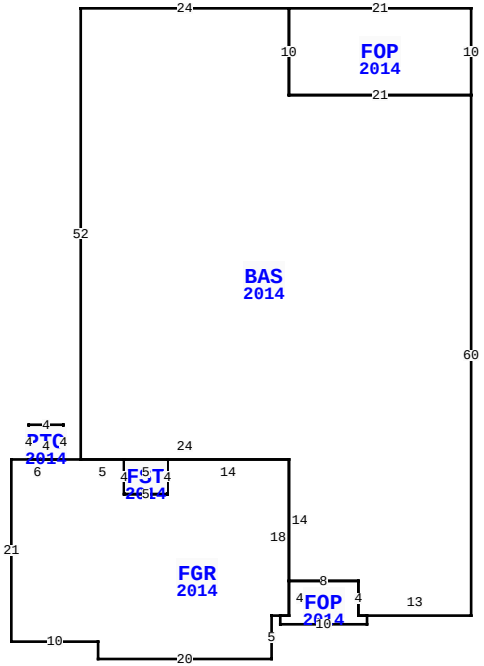
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	2,476	100	2014	2,476	454,416
FGR	686	55	2014	377	69,190
FOP	42	30	2014	13	2,386
FOP	210	30	2014	63	11,562
FST	20	55	2014	11	2,019
PTO	16	5	2014	1	183
TOTALS	3,450			2,941	539,758

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,941	106.3563	194.21	571,172	2014	2014	0	0	0	5.50	94.50

1 SFR CUST 100% - 2018 Heated Area: 2476 HX Base Yr 2018



608 KING GEORGE LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		539,758
TOTAL MARKET OB/XF VALUE		3,325
TOTAL LAND VALUE - MARKET		155,000
TOTAL MARKET VALUE		698,083
SOH/AGL Deduction		256,959
ASSESSED VALUE		441,124
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		389,713
TOTAL JUST VALUE		698,083
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		703,048

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20131835	NEW CONSTR	0	08/05/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2154/1767	11/01/2017	WD	Q	I	01	471,000
GRANTOR: PATTERSON TRACY L II						
GRANTEE: PERTSCH JOHN M & KI						
1899/1366	1/23/2014	WD	Q	I	02	388,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: PATTERSON TRACY L I						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2014] W21 BAS=[YR=2014] W24 S52 FGR=[YR=2014] W2 PTO=[YR=2014] N4W4S4E4$ W6 S21 E10 S2 E20 N5 E1 FOP=[YR=2014] S1 E10 N1 W1 N4 W8 S4 W1$ E1 N18 W14 FST=[YR=2014] W5 S4 E5 N4$ S4 W5 N4 W5$ E24 S14 E8 S4 E13 N60 W21 N10$ S10 E21 N10$.

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	

LAND DESCRIPTION

TOTAL OB/XF 3,325

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