LOT 178
ISLE DE MAI AT AMELIA #2
PB 7/188

CAROLL FAMILY LIVING TRUST/CAROLL MATTHEW O TRUST
625 KING GEORGE LANE
FERNANDINA BEACH, FL 32034

2026

00-00-31-087I-0178-0000

BUILDING CHARACTERISTICS

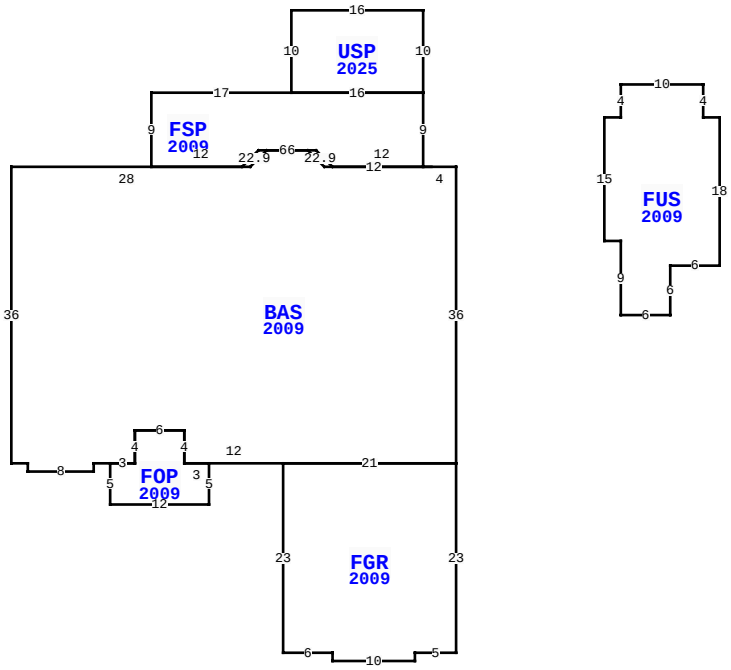
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,944	100	2009	1,944	335,357
FGR	493	55	2009	271	46,750
FOP	84	30	2009	25	4,313
FSP	281	40	2009	112	19,321
FUS	322	100	2009	322	55,548
USP	160	30	2025	48	8,280
TOTALS	3,284			2,722	469,570

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,722	102.6912	187.51	510,402	2009	2009	0	0	0	8.00	92.00

1 SFR CUST 100% - 2022 Heated Area: 2266 HX Base Yr 2022



625 KING GEORGE LN, FERNANDINA BEACH

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

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
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2009	2009	3	91	1,820	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		469,570
TOTAL MARKET OB/XF VALUE		1,820
TOTAL LAND VALUE - MARKET		155,000
TOTAL MARKET VALUE		626,390
SOH/AGL Deduction		27,645
ASSESSED VALUE		598,745
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		547,334
TOTAL JUST VALUE		626,390
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		638,843

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090466	XFOB	2,350	04/16/2009
20081553	H/AC	7,300	10/08/2008
20081432	OTHER	1,480	09/12/2008
20081360	OTHER	8,050	09/04/2008
20081345	ELEC OTHER	2,000	09/02/2008
20081095	NEW CONSTR	250,000	07/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2862/360	4/15/2026	TD	U	I	11	100
GRANTOR: CAROLL MATTHEW O & K						
GRANTEE: CAROLL FAMILY LIVIN						
2425/1145	1/15/2021	WD	Q	I	01	510,000
GRANTOR: ROBINSON JOHN W & TAM						
GRANTEE: CAROLL MATTHEW O &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009;ORIG=0,0] W4 W12 U2L2 W6 D2L2 W28 S36 E2 S1 E8 N1 E2 E3 N4 E6 S4 E12 E21 N36 $
FGR=[YR=2009;ORIG=-21,36] S23 E6 S1 E10 N1 E5 N23 W21 $
FUS=[YR=2009;ORIG=20,18] N9 W2 N15 E2 N4 E10 S4 E2 S18 W6 S6 W6 $
FSP=[YR=2009;ORIG=-4,0] N9 U0L16 D0L17 S9 E12 U2R2 E6 D2R2 E12 $
FOP=[YR=2009;ORIG=-42,36] S5 E12 N5 W3 N4 W6 S4 W3 $
PTR=[ORIG=0,0] N20 S20 $
USP=[YR=2025;ORIG=-20,-19] E16 S10 W16 N10 $
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LAND DESCRIPTION

TOTAL OB/XF 1,820

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 04/10/2024 BY DJ Total Acres: 0.00 Total Land Value: 155,000 Market: 0 Agricultural: 0 Common: 155,000 PRINTED 07/09/2026 BY SYS