LOT 180
ISLE DE MAI AT AMELIA #2
PB 7/188

BELMONTE FAMILY TRUST/BELMONTE ROCCO WILLIAM TRUST
639 KING GEORGE LN
FERNANDINA BEACH, FL 32034

2026

00-00-31-087I-0180-0000

BUILDING CHARACTERISTICS

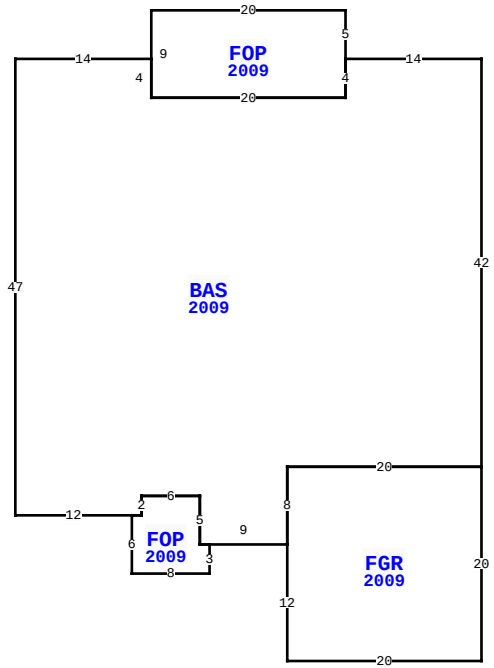
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,091	100	2009	2,091	379,685
FGR	400	55	2009	220	39,947
FOP	57	30	2009	17	3,087
FOP	180	30	2009	54	9,805
TOTALS	2,728			2,382	432,524

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,382	108.0891	197.37	470,135	2009	2009	0	0	0	8.00	92.00

1 SFR CUST 100% - 2023 Heated Area: 2091 HX Base Yr 2023



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

639 KING GEORGE LN, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		432,524
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		155,000
TOTAL MARKET VALUE		587,524
SOH/AGL Deduction		0
ASSESSED VALUE		587,524
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		536,113
TOTAL JUST VALUE		587,524
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		595,175

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20141054	ALUMFNC	0	05/21/2014
20090908	H/AC	5,970	07/10/2009
20081433	OTHER	1,480	09/12/2008
20081361	OTHER	6,375	09/04/2008
20081292	ELEC OTHER	2,000	08/14/2008
20081097	NEW CONSTR	250,000	07/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2499/1199	9/24/2021	WD	Q	I	02	575,000
GRANTOR: SHAPIRO DAVID A & JUL						
GRANTEE: BELMONTE FAMILY TRU						
1716/0924	12/27/2010	WD	Q	I	01	295,500
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: SHAPIRO DAVID A & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W14 FOP=[YR=2009] N5 W20 S9 E20 N4$ S4 W20 N4 W14 S47 E12 FOP=[YR=2009] S6 E8 N3 W1 N5 W6 S2 W1$ E1 N2 E6 S5 E9 FGR=[YR=2009] S12 E20 N20 W20 S8$ N8 E20 N42$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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