

LOT 181
ISLE DE MAI AT AMELIA #2
PB 7/188

COTE JOHN C SR & APRIL A
645 KING GEORGE LANE
FERNANDINA BEACH, FL 32034

2026

00-00-31-087I-0181-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	16	WD FR STUC 100			
Roof Structure	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	11	CLAY TILE 50			
Interior Floor	14	CARPET 50			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
Bathrooms		3 100			
Frame	02	WOOD FRAME 100			
Stories	0	0 100			
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	2,619	100	2013	2,619	461,648
FGR	700	55	2013	385	67,863
FOP	112	30	2013	34	5,993
FOP	180	30	2013	54	9,518
USP	120	30	2024	36	6,346
TOTALS	3,731			3,128	551,369

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,128	102.6950	187.52	586,563	2013	2013	0	0	6.00	94.00

1 SFR CUST

100% - 2023

Heated Area: 2619

HX Base Yr 2023

20

6

20

9

20

USP
2024

15

15

9

20

FOP
2013

60

9

3

7

3

11

9

15

20

10

22

30

20

FGR
2013

19

60

15

51

BAS
2013

3

3

7

3

3

13

FOP
2013

BLD DATE

XF DATE

LGL DATE

LAND DATE

05/06/2026

ML