

LOT 116
IN OR 1934/1895
ISLE DE MAI AT AMELIA #2

DIXON JOHN CLINTON & CLAUDIA RUSSO
2975 FERDINAND CT
FERNANDINA BEACH, FL 32034

2023

00-00-31-087I-0116-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
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	3 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

Quality	03 Quality Level 03
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 01
NEIGHBORHOOD/LOC	1079.00

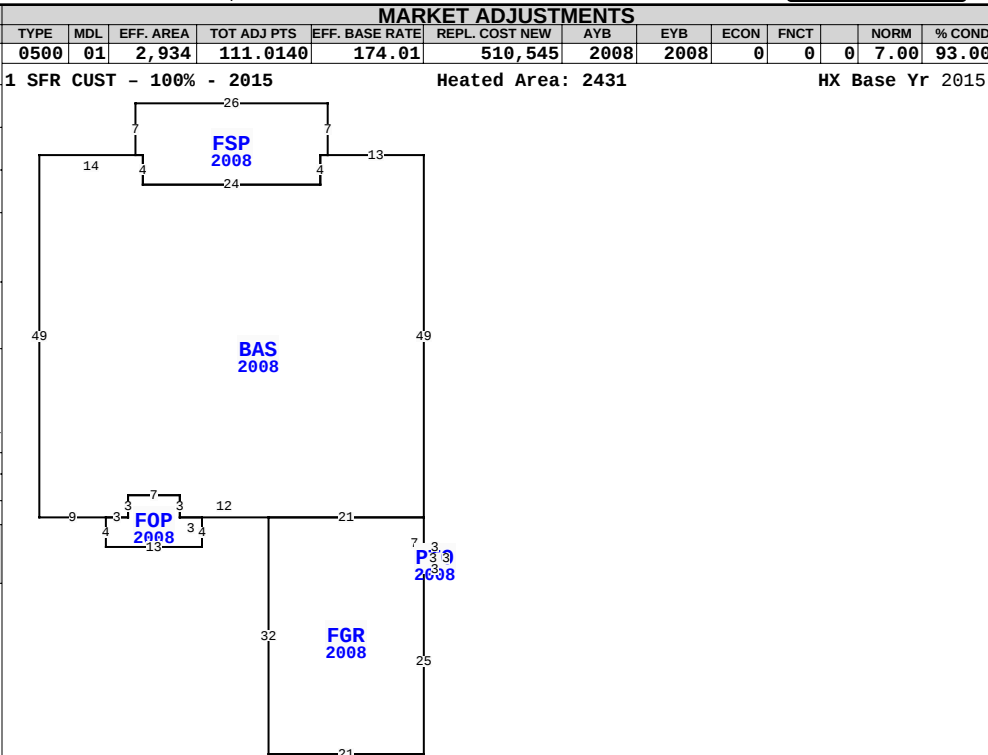
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,431	100	2,431	393,407
FGR	672	55	370	59,877
FOP	73	30	22	3,560
FSP	278	40	111	17,963
PTO	9	5	0	0

TOTALS	3,463	2,934	474,807
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	
2	0855	CONC PAVER	0	100	0	0	1,108.00	SF	10.00	10.00	
3	0462	ST/AL FNC	0	100	0	0	263.00	SF	10.00	10.00	
4	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	
5	0855	CONC PAVER	0	100	0	0	138.00	SF	7.00	7.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100	0003		0.00	0.00	1.00	LT	

REVIEW DATE	11/15/2019	BY	DJA
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2975 FERDINAND CT, FERNANDINA BEACH	BLD DATE 05/12/2008	DJ	LGL DATE
	XF DATE		LAND DATE
	INC DATE		AG DATE

TOTAL OB/XF											
14,640											

TOTAL OB/XF											
14,640											

Market: 0	Agricultural: 0	Common: 140,000
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE			474,807
TOTAL MARKET OB/XF VALUE			14,640
TOTAL LAND VALUE - MARKET			140,000
TOTAL MARKET VALUE			629,447
SOH/AGL Deduction			327,459
ASSESSED VALUE			301,988
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			251,988
TOTAL JUST VALUE			629,447
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			570,809

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20072199	OTHER	5,940	12/10/2007
20072178	ELEC OTHER	2,000	12/06/2007
20072119	CO ISSUED	250,000	11/27/2007
20072119	NEW CONSTR	250,000	11/27/2007

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1934/1895	8/28/2014	WD	Q	I	01
GRANTOR: CALOIA JON THOMAS ETA					
GRANTEE: DIXON JOHN CLINTON					
1909/0446	3/18/2014	WD	U	I	30
GRANTOR: CALOIA JON THOMAS TRU					
GRANTEE: CALOIA JON THOMAS E					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=2008]	W13	FSP=[YR=2008]	N7	W26	S7
W1	S4	W24	N4	W14	S49
E9	FOP=[YR=2008]	S4	E13	N4	W3
N3	W7	S3W3\$	E3	N3	E7
S3	E12	FGR=[YR=2008]	S32	E21	N25
PTO=[YR=2008]	E3N3W3S3\$	N7	W21\$	E21	N49\$