

LOT 121
ISLE DE MAI AT AMELIA #2
PB 7/188

HILL JOHN M & SHARON PETTIJOHN
2972 FERDINAND CT
FERNANDINA BEACH, FL 32034

2023

00-00-31-087I-0121-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
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 70
Interior Floor	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	1.5 1.5 100
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	

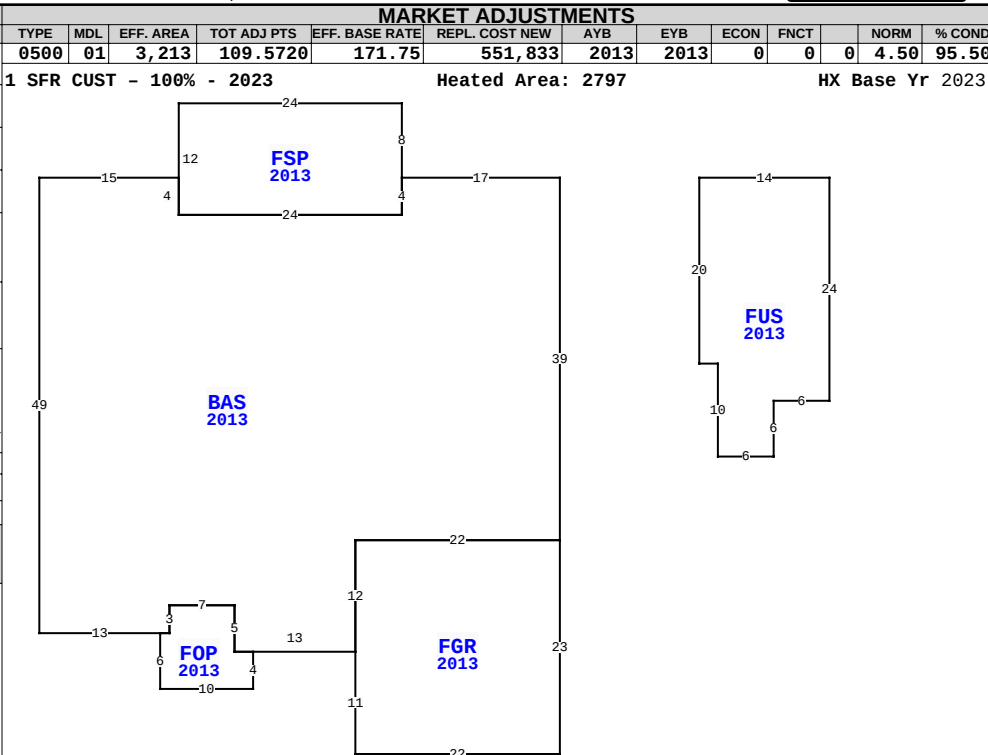
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,433	100	2,433	399,064
FGR	506	55	278	45,598
FOP	77	30	23	3,772
FSP	288	40	115	18,862
FUS	364	100	364	59,704

TOTALS	3,668	3,213	527,001
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	
2	0855	CONC PAVER	0 100	0	0	544.00	SF	7.00	
3	0855	CONC PAVER	0 100	0	0	98.00	SF	10.00	

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

REVIEW DATE	11/15/2019	BY	DJA
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2972 FERDINAND CT, FERNANDINA BEACH	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF									
6,469									

TOTAL OB/XF									
6,469									

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			527,001
TOTAL MARKET OB/XF VALUE			6,469
TOTAL LAND VALUE - MARKET			140,000
TOTAL MARKET VALUE			673,470
SOH/AGL Deduction			94,117
ASSESSED VALUE			579,353
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			529,353
TOTAL JUST VALUE			673,470
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			614,192

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222612	SWIM POOL	100,800	12/13/2022
20132081	WALLUNDER	0	09/05/2013
20130811	NEW CONSTR	2,000	04/16/2013
20130664	H/AC	6,700	04/01/2013
20122306	NEW CONSTR	2,800	11/13/2012
20121877	NEW CONSTR	298,087	09/11/2012

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2558/1245	4/27/2022	WD	Q	I	02
GRANTOR: CULLEN SCOTT M &					
GRANTEE: HILL JOHN MILLIKAN					
1874/0805	8/13/2013	WD	Q	I	02
GRANTOR: SEDA CONSTRUCTION COM					
GRANTEE: CULLEN SCOTT M & DE					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2013] W17 FSP=[YR=2013] N8 W24 S12 E24 N4\$ S4 W24 N4 W15 S49 E13 FOP=[YR=2013] S6 E10 N4 W2 N5 W7 S3 W1\$ E1 N3 E7 S5 E13 FGR=[YR=2013] S11 E22 N23 W22 S12\$ N12 E22 N39\$ PTR=E15 FUS=[YR=2013] E14 S24 W6 S6 W6 N10 W2 N20\$ W15\$.									