LOT 125
IN OR 2103/1849
ISLE DE MAI AT AMELIA #2

WEINTRAUB ROBERT M & MARYANNE
2848 FERDINAND CT
FERNANDINA BEACH, FL 32034

2023

00-00-31-087I-0125-0000

BUILDING CHARACTERISTICS

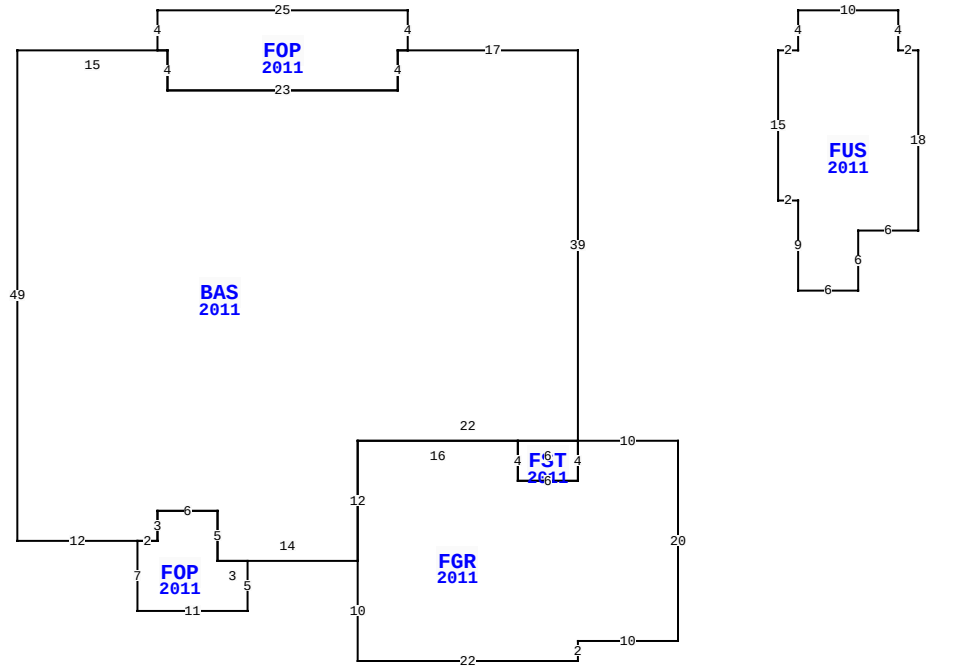
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,442	100	2,442	385,384
FGR	660	55	363	57,287
FOP	89	30	27	4,261
FOP	192	30	58	9,153
FST	24	55	13	2,052
FUS	322	100	322	50,816
TOTALS	3,729		3,225	508,953

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,225	106.5360	167.00	538,575	2011	2011	0	0	0	5.50	94.50

1 SFR CUST – 100% - 2018 Heated Area: 2764 HX Base Yr 2018



2848 FERDINAND CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		508,953
TOTAL MARKET OB/XF VALUE		10,050
TOTAL LAND VALUE - MARKET		140,000
TOTAL MARKET VALUE		659,003
SOH/AGL Deduction		245,243
ASSESSED VALUE		413,760
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		363,760
TOTAL JUST VALUE		659,003
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		597,781

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110189	NEW CONSTR	2,000	02/09/2011
20110184	H/AC	7,300	02/08/2011
20110060	NEW CONSTR	7,927	01/12/2011
20101768	NEW CONSTR	277,814	10/14/2010
20101770	REPAIR/RRF	3,000	10/14/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2103/1849	2/24/2017	WD	Q	I	02	442,500
GRANTOR: LUCEY TIMOTHY D & KRI						
GRANTEE: WEINTRAUB ROBERT M						
1767/0457	11/17/2011	WD	Q	I	02	374,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: LUCEY TIMOTHY D & K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W17 FOP=[YR=2011] N4 W25 S4 E1 S4 E23 N4 E1$ W1 S4 W23 N4 W15 S49 E12 FOP=[YR=2011] S7 E11 N5 W3 N5 W6 S3 W2$ E2 N3 E6 S5 E14 FGR=[YR=2011] S10 E22 N2 E10 N20 W10 FST=[YR=2011] W6 S4 E6 N4$ S4 W6 N4 W16 S12$ N12 E22 N39$ PTR=E20 FUS=[YR=2011] E2 N4 E10 S4 E2 S18 W6 S6 W6 N9 W2 N15$ W20 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2011	2011	3	95	3,325	
2	0855	CONC PAVER	0	100	0	0	955.00	SF	7.00	7.00	100	2011	2011	3	93	6,217	
3	0855	CONC PAVER	0	100	0	0	78.00	SF	7.00	7.00	100	2011	2011	3	93	508	

LAND DESCRIPTION

TOTAL OB/XF 10,050

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	SFR	100	0003		0.00	0.00	1.00	LT		1.00	1.00	1.00	140,000.00	140,000.00	140,000							

REVIEW DATE 01/24/2019 BY DJA Total Acres: 0.00 Total Land Value: 140,000 Market: 0 Agricultural: 0 Common: 140,000 PRINTED 08/02/2023 BY SYS