

LOT 129  
ISLE DE MAI AT AMELIA #2  
PB 7/188

BABICH NICOLAS L/E/  
2840 FERDINAND CT  
FERNANDINA BEACH, FL 32034

2023

00-00-31-087I-0129-0000



| 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 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. | 1. 100         |
| Units                    | 0  | 100            |
| Occupancy                | 00 | NONE 100       |

|          |      |                  |
|----------|------|------------------|
| Quality  | 03   | Quality Level 03 |
| DOR CODE | 0100 | SINGLE FAMILY    |

|         |  |          |    |
|---------|--|----------|----|
| MAP NUM |  | MKT AREA | 01 |
|---------|--|----------|----|

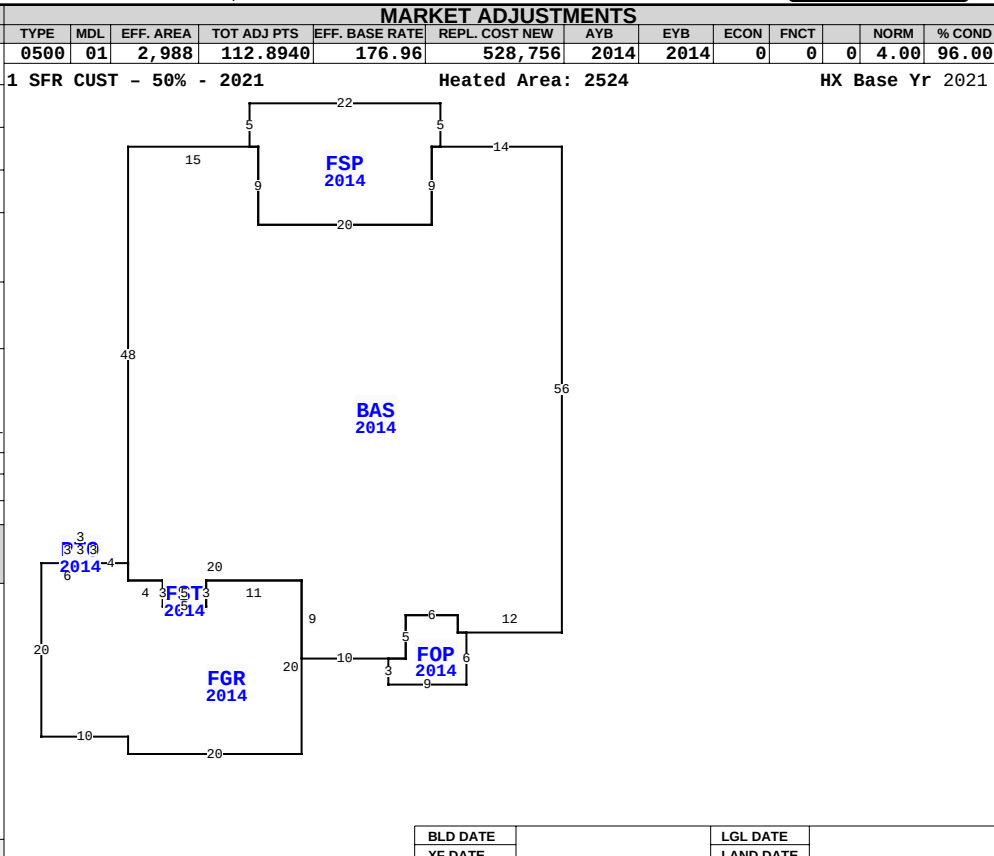
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| NEIGHBORHOOD/LOC | 1079.00 |
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| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 2,524            | 100         | 2,524        | 428,781              |
| FGR       | 585              | 55          | 322          | 54,702               |
| FOP       | 60               | 30          | 18           | 3,058                |
| FSP       | 290              | 40          | 116          | 19,706               |
| FST       | 15               | 55          | 8            | 1,359                |
| PTO       | 9                | 5           | 0            | 0                    |

|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 3,483 |  | 2,988 | 507,606 |
|--------|-------|--|-------|---------|

#### EXTRA FEATURES

| L N | 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   | 0855       | CONC PAVER  | 0   | 50  | 0 | 0 | 824.00 | SF | 7.00     | 7.00           | 100       | 2014    | 2014        | 3 | 95     | 5,480           |       |
| 2   | 0855       | CONC PAVER  | 0   | 50  | 0 | 0 | 101.00 | SF | 10.00    | 10.00          | 100       | 2014    | 2014        | 3 | 95     | 960             |       |
| 3   | 0500       | FP-PRE FAB  | 0   | 50  | 0 | 0 | 1.00   | UT | 3,500.00 | 3,500.00       | 100       | 2014    | 2014        | 3 | 97     | 3,395           |       |



2840 FERDINAND CT, FERNANDINA BEACH

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| 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     |  |  |  | 507,606   |             |        |   |
| TOTAL MARKET OB/XF VALUE  |  |  |  | 9,835     |             |        |   |
| TOTAL LAND VALUE - MARKET |  |  |  | 140,000   |             |        |   |
| TOTAL MARKET VALUE        |  |  |  | 657,441   |             |        |   |
| SOH/AGL Deduction         |  |  |  | 175,502   |             |        |   |
| ASSESSED VALUE            |  |  |  | 481,939   |             |        |   |
| TOTAL EXEMPTION VALUE     |  |  |  | HA HAB    |             | 50,000 |   |
| BASE TAXABLE VALUE        |  |  |  | 431,939   |             |        |   |
| TOTAL JUST VALUE          |  |  |  | 657,441   |             |        |   |
| NCON VALUE                |  |  |  | 0         |             |        |   |
| INCOME VALUE              |  |  |  |           |             |        |   |
| PREVIOUS YEAR MKT VALUE   |  |  |  | 596,599   |             |        |   |
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| LAND DESCRIPTION |          |     |                      |     |      |          | TOTAL OB/XF |       |             |           |     |          |        |         |            |                |            |                             |      |         |      | 9,835 |    |        |
|------------------|----------|-----|----------------------|-----|------|----------|-------------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-------|----|--------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT       | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH 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                  | 50  | 0003 |          | 0.00        | 0.00  | 1.00        | LT        |     | 1.00     | 1.00   | 1.00    | 140,000.00 | 140,000.00     | 140,000    |                             |      |         |      |       |    |        |
|                  |          |     |                      |     |      |          |             |       |             |           |     |          |        |         |            |                |            |                             |      |         |      |       |    |        |
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