LOT 130
IN OR 1941/1039
ISLE DE MAI AT AMELIA #2

SIKES RICHARD W & THERESA
2828 FERDINAND CT
FERNANDINA BEACH, FL 32034

2023

00-00-31-087I-0130-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

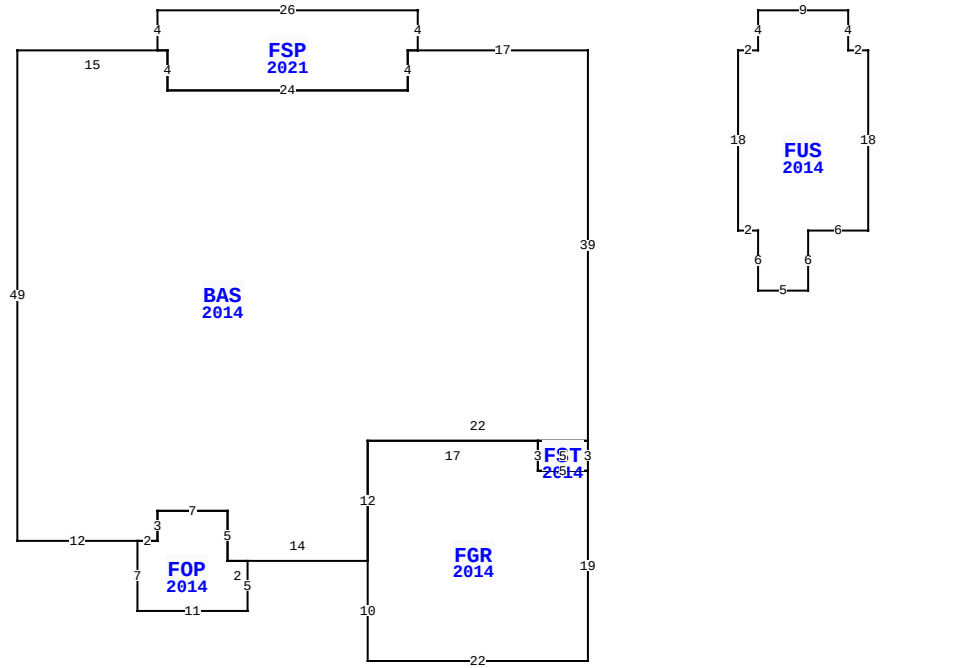
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,484	100	2,484	399,260
FGR	469	55	258	41,469
FOP	94	30	28	4,500
FSP	200	40	80	12,858
FST	15	55	8	1,285
FUS	300	100	300	48,220
TOTALS	3,562		3,158	507,594

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,158	106.8120	167.43	528,744	2014	2014	0	0	0	4.00	96.00

1 SFR CUST - 100% - 2015 Heated Area: 2784 HX Base Yr 2015



2828 FERDINAND CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		507,594
TOTAL MARKET OB/XF VALUE		8,043
TOTAL LAND VALUE - MARKET		140,000
TOTAL MARKET VALUE		655,637
SOH/AGL Deduction		273,977
ASSESSED VALUE		381,660
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		331,660
TOTAL JUST VALUE		655,637
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		595,387

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20131624	ROOF	3,000	07/10/2013
20131563	NEW CONSTR	294,684	07/05/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1941/1039	9/26/2014	WD	Q	I	02	360,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: SIKES RICHARD W & T						
1475/0953	1/31/2007	WD	U	V	19	166,500
GRANTOR: SEASIDE PPR INC						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W17 FSP=[YR=2021] N4 W26 S4 E1 S4 E24 N4 E1$ W1 S4 W24 N4 W15 S49 E12 FOP=[YR=2014] S7 E11 N5 W2 N5 W7 S3 W2$ E2 N3 E7 S5 E14 FGR=[YR=2014] S10 E22 N19 FST=[YR=2014] N3 W5 S3 E5$ W5 N3 W17 S12$ N12 E22 N39$ PTR=E15 FUS=[YR=2014] E2 N4 E9 S4 E2 S18 W6 S6 W5 N6 W2 N18$ W15$.

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	0855	CONC PAVER	0	100	0	0	596.00	SF	7.00	7.00	100	2014	2014	3	95	3,963	
2	0855	CONC PAVER	0	100	0	0	103.00	SF	7.00	7.00	100	2014	2014	3	95	685	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2014	2014	3	97	3,395	

LAND DESCRIPTION

TOTAL OB/XF 8,043

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 07/09/2021 BY RK Total Acres: 0.00 Total Land Value: 140,000 Market: 0 Agricultural: 0 Common: 140,000 PRINTED 08/02/2023 BY SYS