

LOT 137
IN OR 1574/812
ISLE DE MAI AT AMELIA #2

TALBERT SHANE D & ADRIENNE N
649 FERDINAND COURT
FERNANDINA BEACH, FL 32034

2023

00-00-31-087I-0137-0000



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	14 CARPET 70
Interior Floo	11 CLAY TILE 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. 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	2,326	100	2,326	357,747
FGR	441	55	243	37,374
FOP	105	30	32	4,922
FSP	226	40	90	13,842
TOTALS	3,098		2,691	413,885

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	28	4	112.00	SF	10.00	10.00	
3	0855	CONC PAVER	0	100	0	0	588.00	SF	10.00	10.00	
4	0476	VF 6 SBPL	0	100	0	0	65.00	LF	32.00	32.00	
5	0462	ST/AL FNC	0	100	97	0	376.00	SF	10.00	10.00	

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	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,691	105.5040	165.38	445,038	2008	2008	0	0	7.00	93.00
1 SFR CUST - 100% - 2009 Heated Area: 2326 HX Base Yr 2009											
649 FERDINAND CT, FERNANDINA BEACH											
BLD DATE 02/20/2008 DJ LGL DATE XF DATE INC DATE											

TOTAL OB/XF											
11,847											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		413,885	
TOTAL MARKET OB/XF VALUE		11,847	
TOTAL LAND VALUE - MARKET		140,000	
TOTAL MARKET VALUE		565,732	
SOH/AGL Deduction		267,596	
ASSESSED VALUE		298,136	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		248,136	
TOTAL JUST VALUE		565,732	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		514,749	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20081281	XFOB	2,325	08/11/2008
20071926	H/AC	5,590	10/11/2007
20071739	OTHER	5,515	09/14/2007
20071703	ELEC OTHER	2,000	09/10/2007
20071497	CO ISSUED	250,000	08/10/2007
20071497	NEW CONSTR	250,000	08/10/2007

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1574/0812	6/30/2008	WD	Q	I	
GRANTOR: SEDA CONSTRUCTION COM					SALE PRICE
GRANTEE: TALBERT SHANE D & A					
1507/0684	6/22/2007	WD	U	V	19
GRANTOR: SEASIDE PPR INC					168,000
GRANTEE: SEDA CONSTRUCTION C					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2008] W15 FSP=[YR=2013] N5 W26 S5 E1 S4 E24 N4 E1\$ W1 S4 W24 N4 W15 S47 E12 FOP=[YR=2008] S8 E11 N6 W2 N5 W7 S3 W2\$ E2 N3 E7 S5 E13 FGR=[YR=2008] S11 E21 N21 W21 S10\$ N10 E21 N39\$.											