LOT 140
IN OR 2123/427
ISLE DE MAI AT AMELIA #2

SANTA MARIA CARMEN & DONNA J
627 FERDINAND CT
FERNANDINA BEACH, FL 32034

2023

00-00-31-087I-0140-0000

NASSAU COUNTY PROPERTY

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		3 100
Bathrooms		2 100
Frame		N/A 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

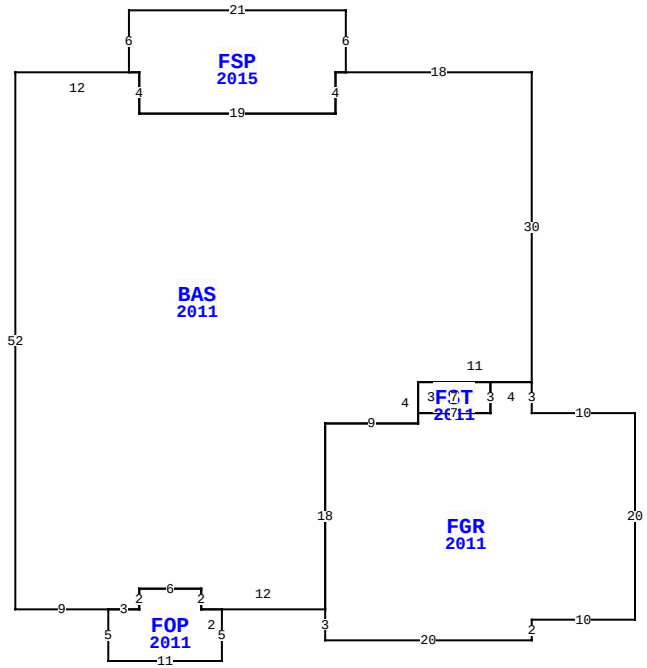
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1079.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,108	100	2,108	344,128
FGR	643	55	354	57,791
FOP	67	30	20	3,265
FSP	202	40	81	13,223
FST	21	55	12	1,959
TOTALS	3,041		2,575	420,365

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,575	110.2080	172.75	444,831	2011	2011	0	0	0	5.50	94.50

1 SFR CUST – 100% - 2021 Heated Area: 2108 HX Base Yr 2021



627 FERDINAND CT, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		420,365
TOTAL MARKET OB/XF VALUE		15,623
TOTAL LAND VALUE - MARKET		140,000
TOTAL MARKET VALUE		575,988
SOH/AGL Deduction		180,673
ASSESSED VALUE		395,315
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		345,315
TOTAL JUST VALUE		575,988
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		522,769

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120333	PRIV FENCE	1,500	03/01/2012
20110934	H/AC	4,483	06/09/2011
20110839	NEW CONSTR	4,000	05/31/2011
20110754	NEW CONSTR	2,000	05/17/2011
20110671	NEW CONSTR	217,250	05/02/2011
20110673	REPAIR/RRF	3,000	05/02/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2123/0427	5/30/2017	WD	Q	I	02	398,000
GRANTOR: PARKER JAMES T & MICH						
GRANTEE: SANTA MARIA CARMEN						
1800/0371	6/05/2012	WD	Q	I	02	335,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: PARKER JAMES T & MI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W18 FSP=[YR=2015] N6 W21 S6 E1 S4 E19 N4 E1 $ W1 S4 W19 N4 W12 S52 E9 FOP=[YR=2011] S5 E11 N5 W2 N2 W6 S2 W3 $ E3 N2 E6 S2 E12 FGR=[YR=2011] S3 E20 N2 E10 N20 W10 N3 W4 FST=[YR=2011] W7 S3 E7 N3$ S3 W7 S1 W9 S18 $ N18 E9 N4 E11 N30 $.

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	840.00	SF	10.00	10.00	100	2011	2011	3	93	7,812	
3	0462	ST/AL FNC	0	100	140	4	560.00	SF	10.00	10.00	100	2012	2012	3	71	3,976	
4	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2012	2012	3	85	510	

LAND DESCRIPTION

TOTAL OB/XF 15,623

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 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 140,000 Market: 0 Agricultural: 0 Common: 140,000 PRINTED 08/02/2023 BY SYS