LOT 142
IN OR 2156/1040
ISLE DE MAI AT AMELIA #2

ALLEN SUSANNE L & RAYMOND A JR
611 FERDINAND CT
FERNANDINA BEACH, FL 32034

2023

00-00-31-087I-0142-0000

BUILDING CHARACTERISTICS

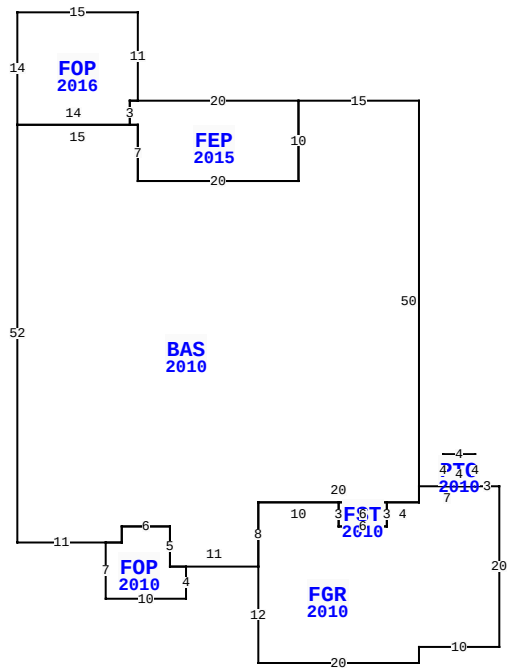
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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
NEIGHBORHOOD/LOC	1079.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,426	100	2,426	379,831
FEP	203	80	162	25,364
FGR	582	55	320	50,101
FOP	76	30	23	3,601
FOP	207	30	62	9,707
FST	18	55	10	1,566
PTO	16	5	1	157
TOTALS	3,528		3,004	470,325

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,004	106.2600	166.56	500,346	2010	2010	0	0	0	6.00	94.00

1 SFR CUST – 100% - 2020 Heated Area: 2426 HX Base Yr 2020



611 FERDINAND CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		470,325
TOTAL MARKET OB/XF VALUE		26,575
TOTAL LAND VALUE - MARKET		140,000
TOTAL MARKET VALUE		636,900
SOH/AGL Deduction		134,945
ASSESSED VALUE		501,955
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		451,955
TOTAL JUST VALUE		636,900
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		575,731

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20160386	REARFOP	8,928	02/15/2016
20151408	ENCLFOP	27,500	06/18/2015
20101605	OTHER	1,000	09/16/2010
20100087	HVAC	5,890	06/01/2010
20100802	OTHER	6,525	05/13/2010
20100720	ELEC OTHER	2,100	05/04/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2156/1040	11/03/2017	WD	Q	I	02	550,000
GRANTOR: CUSIMANO FREDERICK J						
GRANTEE: ALLEN SUSANNE L & R						
1954/1553	12/29/2014	WD	Q	I	01	425,000
GRANTOR: STEPHENSON JAMES P &						
GRANTEE: CUSIMANO FREDERICK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W15 FEP=[YR=2015] W20 FOP=[YR=2016] N11 W15 S14 E14 N3 E1$ W1 S3 E1 S7 E20 N10$ S10 W20 N7 W15 S52E11 FOP=[YR=2010] S7 E10 N4 W2 N5 W6 S2 W2$ E2 N2 E6 S5 E11 FGR=[YR=2010] S12 E20 N2 E10 N20 W3PTO=[YR=2010] N4 W4 S4 E4$ W7 S2 W4 FST=[YR=2010] W6 S3 E6 N3$ S3 W6 N3 W10 S8$ N8 E20 N50$.

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	895.00	SF	10.00	10.00	100	2010	2010	3	92	8,234	
2	0855	CONC PAVER	0	100	0	0	87.00	SF	10.00	10.00	100	2010	2010	3	92	800	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2010	2010	3	94	1,880	
4	0855	CONC PAVER	0	100	0	0	1,046.00	SF	7.00	7.00	100	2016	2016	3	97	7,102	
5	0855	CONC PAVER	0	100	0	0	181.00	SF	7.00	7.00	100	2016	2016	3	97	1,229	
6	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2016	2016	3	78	3,900	
7	1127	BRICK 8"	0	100	0	0	315.00	SF	11.00	11.00	100	2016	2016	3	99	3,430	

LAND DESCRIPTION

TOTAL OB/XF 26,575

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