

LOT 145
IN OR 1989/399
ISLE DE MAI AT AMELIA #2

WEIDENHAFT JOHN L & MARCIA D
2835 FERDINAND CT
FERNANDINA BEACH, FL 32034

2023

00-00-31-087I-0145-0000



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	14	CARPET 70
Interior Floo	11	CLAY TILE 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
NEIGHBORHOOD/LOC	1079.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,431	100	2,431	376,089
FGR	600	55	330	51,053
FOP	126	30	38	5,879
FOP	182	30	55	8,509
PTO	231	5	12	1,856

TOTALS	3,570		2,866	443,386
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0855	CONC PAVER	0	100	28	4	112.00	SF	10.00
3	0855	CONC PAVER	0	100	0	0	800.00	SF	10.00
4	0911	SCRN RM A	0	100	21	9	189.00	SF	17.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0003		0.00	0.00	1.00

REVIEW DATE	01/15/2019	BY	DJA
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	01	2,866	106.1260	166.35	476,759	2008	2008	0	0	0	7.00	93.00
1 SFR CUST - 100% - 2016 Heated Area: 2431 HX Base Yr 2016												

2835 FERDINAND CT, FERNANDINA BEACH	BLD DATE 01/23/2008	DJ	LGL DATE
	XF DATE		LAND DATE
	INC DATE		AG DATE

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2008	2008	3	93	3,255	
2	0855	CONC PAVER	0	100	28	4	112.00	SF	10.00	10.00	100	2008	2008	3	90	1,008	
3	0855	CONC PAVER	0	100	0	0	800.00	SF	10.00	10.00	100	2008	2008	3	90	7,200	
4	0911	SCRN RM A	0	100	21	9	189.00	SF	17.50	17.50	100	2008	2008	3	40	1,323	

TOTAL OB/XF										12,786							
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
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

Total Acres: 0.00	Total Land Value: 140,000	Market: 0	Agricultural: 0	Common: 140,000
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NASSAU COUNTY PROPERTY										PAGE 1 of 1		2
VALUATION SUMMARY										STANDARD		
VALUATION BY										STANDARD		
Tax Group: 2										Tax Dist:		
BUILDING MARKET VALUE										443,386		
TOTAL MARKET OB/XF VALUE										12,786		
TOTAL LAND VALUE - MARKET										140,000		
TOTAL MARKET VALUE										596,172		
SOH/AGL Deduction										252,441		
ASSESSED VALUE										343,731		
TOTAL EXEMPTION VALUE										HX HB 50,000		
BASE TAXABLE VALUE										293,731		
TOTAL JUST VALUE										596,172		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										541,355		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20071927	H/AC	5,590	10/11/2007
20071594	ELEC OTHER	2,000	08/27/2007
20071581	OTHER	7,295	08/23/2007
20071424	CO ISSUED	250,000	07/31/2007
20071424	NEW CONSTR	250,000	07/31/2007

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1989/0399	6/27/2015	WD	Q	I	01	388,900	
GRANTOR: FIGUEREDO DOMINGO A &							
GRANTEE: WEIDENHAFT JOHN L &							
1552/0788	2/25/2008	WD	Q	I		358,000	
GRANTOR: SEDA CONSTRUCTION COM							
GRANTEE: FIGUEREDO DOMINGO A							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2008] W14 FOP=[YR=2008] N2 PTO=[YR=2008] N11 W21 S11 E21\$ W21 S9 E20 N7 E1\$ W1 S7 W20 N9 W15 S48 FGR=[YR=2008] W10 S20 E10 S2 E20 N20 W20 N2\$ S2 E20 S7 E9 FOP=[YR=2008] S9 E10 N12 W2 N2 W6 S5 W2\$ E2 N5 E6 S2 E13 N52\$.									