

LOT 146
IN OR 1831/1043
ISLE DE MAI AT AMELIA #2

DOUGLAS ALLAN C & WILHELMINA H
2839 FERDINAND CT
FERNANDINA BEACH, FL 32034

2023

00-00-31-087I-0146-0000



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		

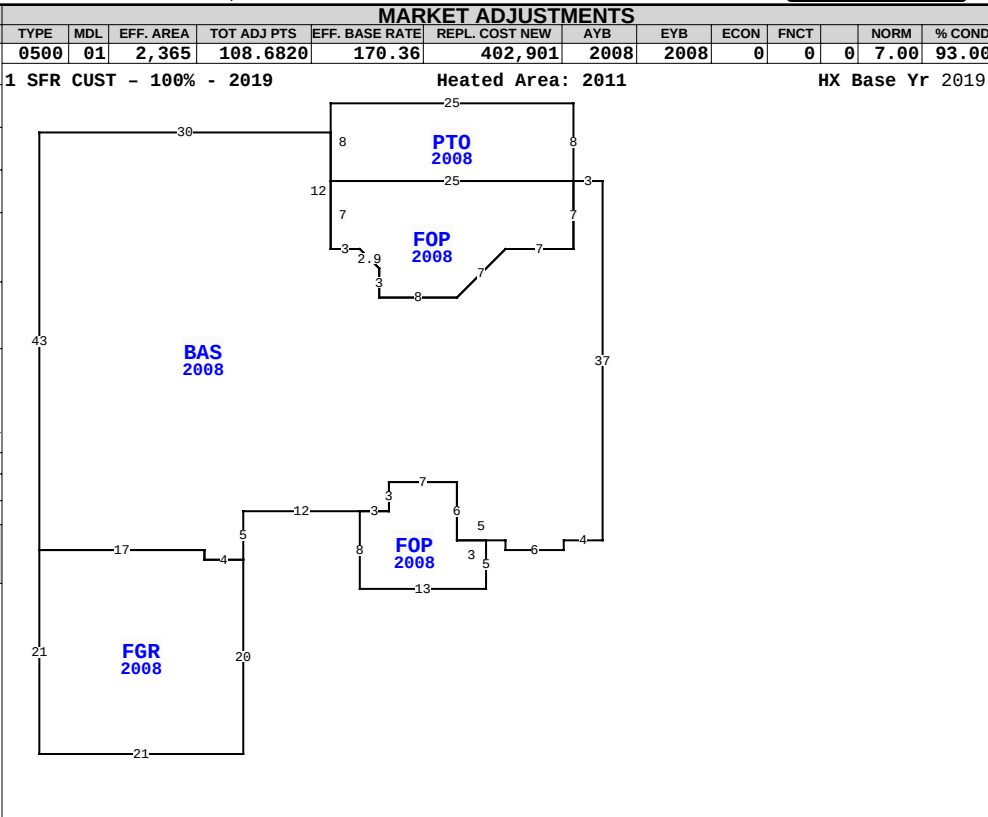
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,011	100	2,011	318,612
FGR	437	55	240	38,024
FOP	116	30	35	5,546
FOP	230	30	69	10,932
PTO	200	5	10	1,585

TOTALS	2,994	2,365	374,698
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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	34	4	136.00	SF	10.00	10.00	
3	0855	CONC PAVER	0	100	0	0	542.00	SF	10.00	10.00	
4	0911	SCRN RM A	0	100	25	7	175.00	SF	17.50	17.50	

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	

REVIEW DATE 01/24/2019 BY DJA



2839 FERDINAND CT, FERNANDINA BEACH

BLD DATE	01/23/2008	DJ	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

TOTAL OB/XF											
9,187											

Total Acres: 0.00 Total Land Value: 140,000 Market: 0 Agricultural: 0 Common: 140,000

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 2						Tax Dist:					
BUILDING MARKET VALUE						374,698					
TOTAL MARKET OB/XF VALUE						9,187					
TOTAL LAND VALUE - MARKET						140,000					
TOTAL MARKET VALUE						523,885					
SOH/AGL Deduction						250,766					
ASSESSED VALUE						273,119					
TOTAL EXEMPTION VALUE						HX HB 50,000					
BASE TAXABLE VALUE						223,119					
TOTAL JUST VALUE						523,885					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						478,447					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20071702	ELEC OTHER	2,000	09/10/2007
20071669	OTHER	5,016	09/05/2007
20071591	ELEC OTHER	2,000	08/27/2007
20071499	CO ISSUED	0	08/21/2007
20071499	NEW CONSTR	0	08/21/2007

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1831/1043	12/20/2012	WD	Q	I	02	319,900	
GRANTOR: PIERSON PAUL B & SHER							
GRANTEE: DOUGLAS ALAN C & WI							
1552/0690	2/25/2008	WD	Q	I		379,200	
GRANTOR: SEDA CONSTRUCTION COM							
GRANTEE: PIERSON PAUL B							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2008] W3 PTO=[YR=2008] N8 W25 S8 FOP=[YR=2008] S7 E3 D2 R2 S3 E8 U5 R5 E7 N7 W25\$ E25\$ S7 W7 D5 L5 W8 N3 U2 L2 W3 N12 W30 S43 FGR=[YR=2008] S21 E21 N20 W4 N1 W17\$ E17 S1 E4 N5 E12 FOP=[YR=2008] S8 E13 N5 W3 N6 W7 S3 W3\$ E3 N3 E7 S6 E5 S1E6N1E4 N37\$.											