

LOT 147
IN OR 1623/1318
ISLE DE MAI AT AMELIA #2

MAGG KYRIL P & SUSAN A
2851 FERDINAND CT
FERNANDINA BEACH, FL 32034

2023

00-00-31-087I-0147-0000



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 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	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	2,149	100	2,149	329,625
FGR	439	55	241	36,966
FOP	72	30	22	3,374
FSP	202	40	81	12,424
TOTALS	2,862		2,493	382,388

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0 100	0	0	600.00	SF	10.00	10.00	100	2008
2	0855	CONC PAVER	0 100	22	3	66.00	SF	10.00	10.00	100	2008
3	0855	CONC PAVER	0 100	0	0	210.00	SF	10.00	10.00	100	2009

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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,493	105.2160	164.93	411,170	2008	2008	0	0	7.00	93.00
1 SFR CUST - 100% - 2012 Heated Area: 2149 HX Base Yr 2012											
BLD DATE	09/23/2008					DJ	LGL DATE				
XF DATE							LAND DATE				
INC DATE							AG DATE				

2851 FERDINAND CT, FERNANDINA BEACH

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											PAGE 1 of 1 2
VALUATION BY											STANDARD
Tax Group: 2											Tax Dist:
BUILDING MARKET VALUE											382,388
TOTAL MARKET OB/XF VALUE											7,905
TOTAL LAND VALUE - MARKET											140,000
TOTAL MARKET VALUE											530,293
SOH/AGL Deduction											250,130
ASSESSED VALUE											280,163
TOTAL EXEMPTION VALUE											50,000
BASE TAXABLE VALUE											230,163
TOTAL JUST VALUE											530,293
NCON VALUE											0
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											485,198

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20081428	OTHER	1,480	09/12/2008
20081141	H/AC	570	07/09/2008
20080921	OTHER	6,165	05/30/2008
20080917	ELEC OTHER	2,000	05/29/2008
20080767	NEW CONSTR	250,000	05/06/2008

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1623/1318	5/15/2009	WD	Q	I	01	310,000	
GRANTOR: SEDA CONSTRUCTION COM							
GRANTEE: MAGG KYRIL P & SUSA							
1459/1369	11/16/2006	WD	U	V	19	166,500	
GRANTOR: SEASIDE PPR INC							
GRANTEE: SEDA CONSTRUCTION C							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2008] W18 FSP=[YR=2013] N6 W21 S6 E1 S4 E19 N4 E1\$ W1 S4 W19 N4 W12 S52 E9 FOP=[YR=2009] S5 E12 N5 W3 N2 W6 S2 W3\$ E3 N2 E6 S2 E13 FGR=[YR=2008] S4 E19 N25 W10 S4 W9 S17\$ N17 E9 N4 E10 N31\$.											