LOT 187
IN OR 1947/1675
ISLE DE MAI AT AMELIA #2

SMITH LIVING TRUST/SMITH GLEN A TRUSTEE
PO BOX 15462
FERNANDINA BEACH, FL 32035

**2023**

**00-00-31-087I-0187-0000**

## BUILDING CHARACTERISTICS

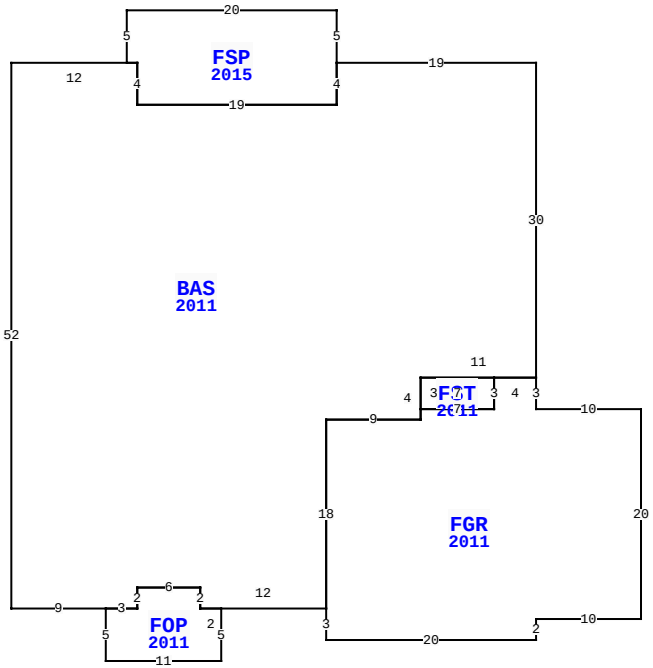
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 60 |
| Interior Floo | 11 | CLAY TILE 40 |
| Air Condition | 03 | CENTRAL 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 | 336,340 |
| FGR | 643 | 55 | 354 | 56,482 |
| FOP | 67 | 30 | 20 | 3,191 |
| FSP | 176 | 40 | 70 | 11,169 |
| FST | 21 | 55 | 12 | 1,915 |
| TOTALS | 3,015 | | 2,564 | 409,096 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 01 | 2,564 | 107.7120 | 168.84 | 432,906 | 2011 | 2011 | 0 | 0 | 0 | 5.50 | 94.50 |

1 SFR CUST – 100% - 2013 Heated Area: 2108 HX Base Yr 2013




674 FERDINAND CT, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 409,096 |
| TOTAL MARKET OB/XF VALUE | | 12,656 |
| TOTAL LAND VALUE - MARKET | | 140,000 |
| TOTAL MARKET VALUE | | 561,752 |
| SOH/AGL Deduction | | 260,183 |
| ASSESSED VALUE | | 301,569 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 251,569 |
| TOTAL JUST VALUE | | 561,752 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 512,078 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20111069 | H/AC | 4,000 | 06/29/2011 |
| 20111045 | NEW CONSTR | 4,000 | 06/24/2011 |
| 20110951 | NEW CONSTR | 2,000 | 06/13/2011 |
| 20110840 | NEW CONSTR | 217,250 | 05/31/2011 |
| 20110842 | REPAIR/RRF | 3,000 | 05/31/2011 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1947/1675 | 10/20/2014 | WD | U | I | 11 | 100 |
| GRANTOR: SMITH GLEN A & CLAUDI | | | | | | |
| GRANTEE: SMITH LIVING TRUST | | | | | | |
| 1792/1105 | 3/09/2012 | WD | Q | I | 02 | 312,500 |
| GRANTOR: SEDA CONSTRUCTION COM | | | | | | |
| GRANTEE: SMITH GLEN A & CLAU | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2011] W19 FSP=[YR=2015] N5 W20 S5 E1 S4 E19 N4 $ 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 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 1,014.00 | SF | 10.00 | 10.00 | 100 | 2011 | 2011 | 3 | 93 | 9,430 | |
| 2 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 336.00 | SF | 10.00 | 10.00 | 100 | 2015 | 2015 | 3 | 96 | 3,226 | |

## LAND DESCRIPTION

TOTAL OB/XF 12,656

| 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 | 000000 | C | VAC RES | 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