LOT 191
IN OR 1858/2
ISLE DE MAI AT AMELIA #2

JACKSON GERALD SR & BRENDA S
12537 PERCY LN
JACKSONVILLE, FL 32216

**2023**

**00-00-31-087I-0191-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

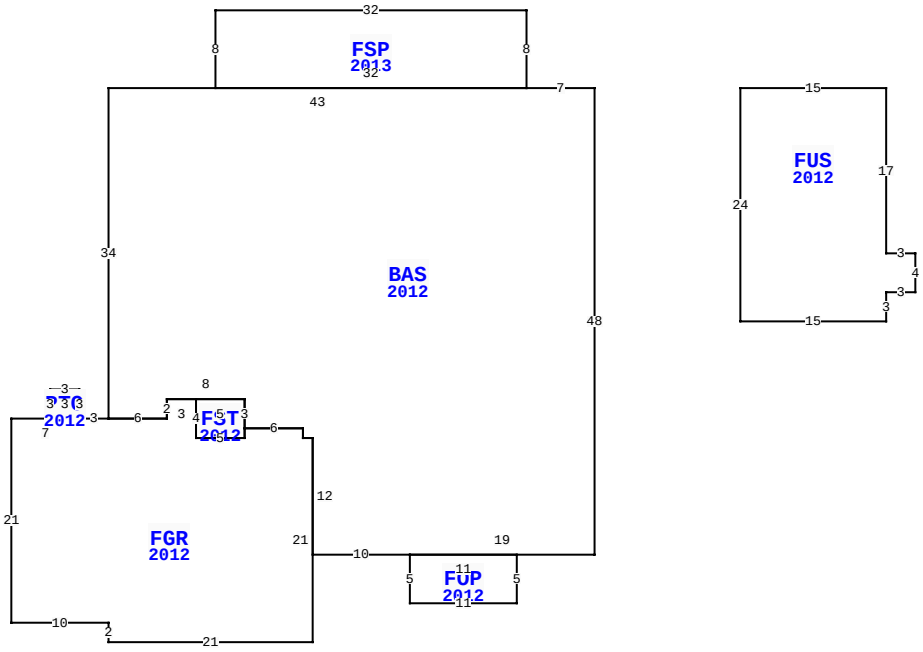
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 70 |
| Interior Floo | 14 | CARPET 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1.5 | 1.5 100 |
| 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 | 2,098 | 100 | 2,098 | 352,699 |
| FGR | 681 | 55 | 375 | 63,042 |
| FOP | 55 | 30 | 16 | 2,689 |
| FSP | 256 | 40 | 102 | 17,148 |
| FST | 20 | 55 | 11 | 1,850 |
| FUS | 372 | 100 | 372 | 62,538 |
| PTO | 9 | 5 | 0 | 0 |
| TOTALS | 3,491 | | 2,974 | 499,965 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 01 | 2,974 | 112.8940 | 176.96 | 526,279 | 2012 | 2012 | 0 | 0 | 0 | 5.00 | 95.00 |

1 SFR CUST – 0% - 0 Heated Area: 2470 HX Base Yr




648 FERDINAND CT, FERNANDINA BEACH

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

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 499,965 |
| TOTAL MARKET OB/XF VALUE | 10,850 |
| TOTAL LAND VALUE - MARKET | 140,000 |
| TOTAL MARKET VALUE | 650,815 |
| SOH/AGL Deduction | 141,924 |
| ASSESSED VALUE | 508,891 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 508,891 |
| TOTAL JUST VALUE | 650,815 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 590,808 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20121418 | NEW CONSTR | 2,100 | 07/18/2012 |
| 20121415 | NEW CONSTR | 2,500 | 07/17/2012 |
| 20121408 | H/AC | 5,642 | 07/16/2012 |
| 20121200 | HOUSE | 257,929 | 06/20/2012 |
| 20121202 | ROOF | 3,000 | 06/20/2012 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1858/0002 | 5/14/2013 | WD | Q | I | 02 | 365,000 |
| GRANTOR: SEDA CONSTRUCTION COM | | | | | | |
| GRANTEE: JACKSON GERALD SR & | | | | | | |
| 1561/0047 | 4/15/2008 | WD | U | V | 19 | 113,000 |
| GRANTOR: SEASIDE PPR INC | | | | | | |
| GRANTEE: SEDA CONSTRUCTION C | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2012] W7 FSP=[YR=2013] N8 W32 S8 E32$ W43 S34 FGR=[YR=2012] W3 PTO=[YR=2012] N3 W3 S3 E3$ W7 S21 E10 S2 E21 N21 W1 N1 W6 FST=[YR=2012] N3 W5 S4 E5 N1$ S1 W5 N4 W3 S2 W6$ E6 N2 E8 S3 E6 S1 E1 S12 E10 FOP=[YR=2012] S5 E11 N5 W11$ E19 N48$ PTR=E15 FUS=[YR=2012] E15 S17 E3 S4 W3 S3 W15 N24$ W15$.

## 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 | 0504 | FP-ELECTRI | 0 | 0 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 2012 | 2012 | 3 | 96 | 1,920 | |
| 2 | 0855 | CONC PAVER | 0 | 0 | 0 | 0 | 801.00 | SF | 7.00 | 7.00 | 100 | 2012 | 2012 | 3 | 94 | 5,271 | |
| 3 | 0855 | CONC PAVER | 0 | 0 | 0 | 0 | 91.00 | SF | 7.00 | 7.00 | 100 | 2012 | 2012 | 3 | 94 | 599 | |
| 4 | 0462 | ST/AL FNC | 0 | 0 | 0 | 0 | 408.00 | SF | 10.00 | 10.00 | 100 | 2013 | 2013 | 3 | 75 | 3,060 | |

## LAND DESCRIPTION

TOTAL OB/XF 10,850

| 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 | 0 | 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