LOT 192
IN OR 1703/1173
ISLE DE MAI AT AMELIA #2

SAWICKI DOROTHY C
642 FERDINAND COURT
FERNANDINA BEACH, FL 32034

2023

00-00-31-087I-0192-0000

BUILDING CHARACTERISTICS

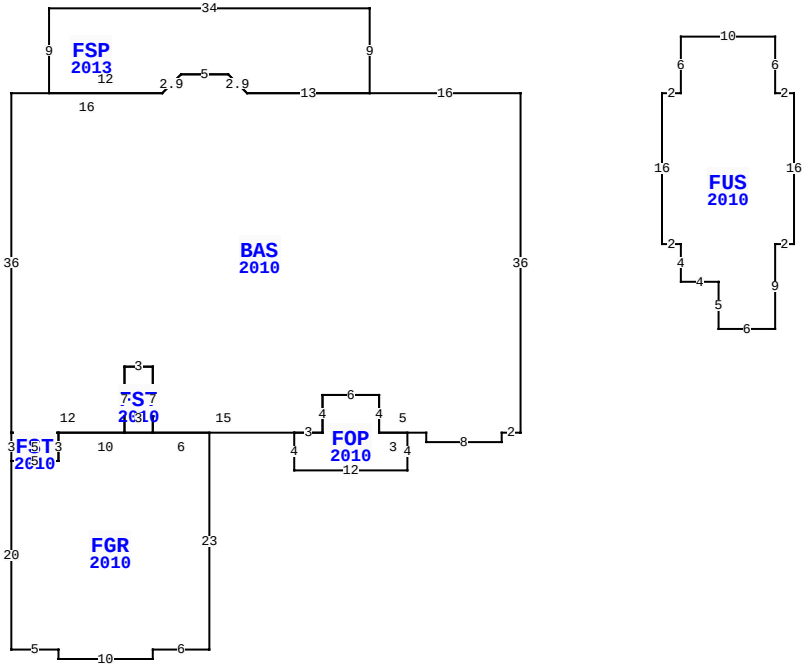
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	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	1,921	100	1,921	322,000
FGR	478	55	263	44,084
FOP	72	30	22	3,688
FSP	292	40	117	19,611
FST	15	55	8	1,341
FST	21	55	12	2,012
FUS	354	100	354	59,338
TOTALS	3,153		2,697	452,073

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,697	113.7600	178.32	480,929	2010	2010	0	0	0	6.00	94.00

1 SFR CUST – 100% - 2011 Heated Area: 2275 HX Base Yr 2011



642 FERDINAND CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		452,073
TOTAL MARKET OB/XF VALUE		11,957
TOTAL LAND VALUE - MARKET		140,000
TOTAL MARKET VALUE		604,030
SOH/AGL Deduction		287,796
ASSESSED VALUE		316,234
TOTAL EXEMPTION VALUE	HX HB WX SX	105,000
BASE TAXABLE VALUE		211,234
TOTAL JUST VALUE		604,030
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		549,188

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100553	H/AC	6,410	04/05/2010
20100548	H/AC	6,410	04/01/2010
20100375	OTHER	7,927	03/02/2010
20100279	ELEC OTHER	2,000	02/11/2010
20100132	REPAIR/RRF	3,000	01/26/2010
20100133	DEMOLITION	2,000	01/26/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1703/1173	9/21/2010	WD	Q	I	01	330,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: SAWICKI RAYMOND J &						
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=2010] W16 FSP=[YR=2013] N9 W34 S9 E12 U2 R2 E5 D2 R2 E13$ W13 U2 L2 W5 D2 L2 W16 S36 FST=[YR=2010] S3 FGR=[YR=2010] S20 E5 S1 E10 N1 E6 N23 W6 FST=[YR=2010] N7 W3 S7 E3$ W10 S3 W5$ E5 N3 W5$ E12 N7 E3 S7 E15 FOP=[YR=2010] S4 E12 N4 W3 N4 W6 S4 W3 $ E3 N4 E6 S4 E5 S1 E8 N1 E2 N36$ PTR= E15 FUS=[YR=2010] E2 N6 E10 S6 E2 S16 W2 S9 W6 N5 W4 N4 W2 N16$ 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	0855	CONC PAVER	0	100	0	0	1,081.00	SF	10.00	10.00	100	2010	2010	3	92	9,945	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2010	2010	3	94	1,880	
3	1242	WD DECK A	0	100	0	0	24.00	SF	10.00	10.00	100	2011	2011	3	55	132	

LAND DESCRIPTION

TOTAL OB/XF 11,957

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	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 01/14/2019 BY DJA Total Acres: 0.00 Total Land Value: 140,000 Market: 0 Agricultural: 0 Common: 140,000 PRINTED 08/02/2023 BY SYS