LOT 193
IN OR 2150/149
ISLE DE MAI AT AMELIA #2

MEEKS JENNIFER L & MARK D
638 FERDINAND CT
FERNANDINA BEACH, FL 32034

2023

00-00-31-087I-0193-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

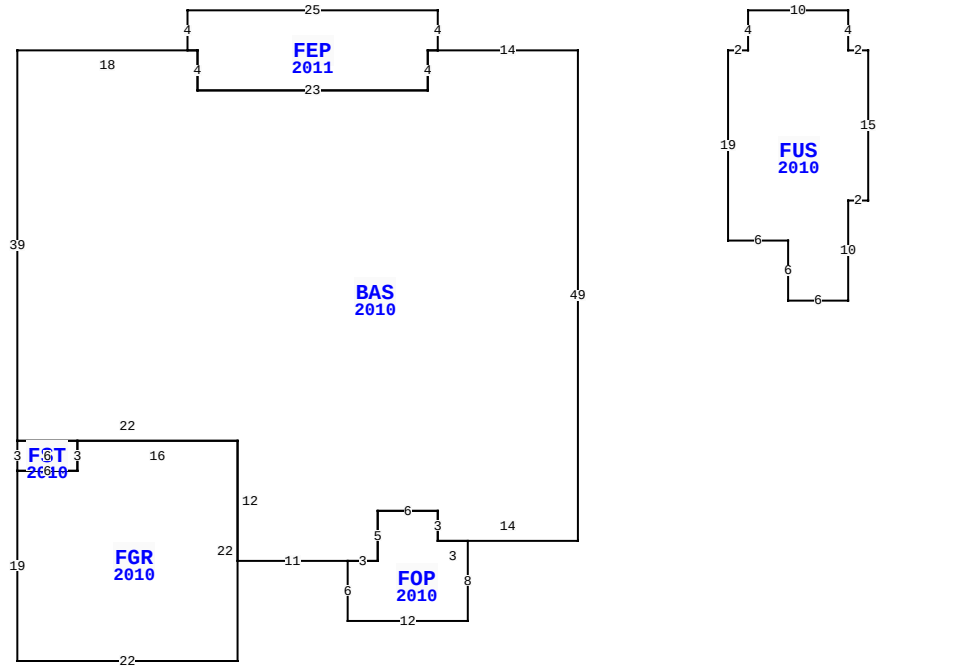
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,442	100	2,442	387,638
FEP	192	80	154	24,446
FGR	466	55	256	40,637
FOP	108	30	32	5,080
FST	18	55	10	1,588
FUS	334	100	334	53,019
TOTALS	3,560		3,228	512,405

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,228	107.7320	168.87	545,112	2010	2010	0	0	0	6.00	94.00

1 SFR CUST – 100% - 2022 Heated Area: 2776 HX Base Yr 2022



638 FERDINAND CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		512,405
TOTAL MARKET OB/XF VALUE		9,905
TOTAL LAND VALUE - MARKET		140,000
TOTAL MARKET VALUE		662,310
SOH/AGL Deduction		54,289
ASSESSED VALUE		608,021
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		558,021
TOTAL JUST VALUE		662,310
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		590,312

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110111	REMODEL	4,800	01/25/2011
20100463	OTHER	1,000	03/18/2010
20091699	H/AC	7,300	12/15/2009
20091598	ELEC OTHER	2,100	11/23/2009
20091564	OTHER	7,927	11/17/2009
20091177	NEW CONSTR	280,556	09/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2460/0298	5/04/2021	WD	Q	I	01	525,000
GRANTOR: SC REAL ESTATE LLC						
GRANTEE: MEEKS JENNIFER L &						
2150/0149	9/06/2017	WD	U	I	37	215,000
GRANTOR: PATTERSON BARBARA J						
GRANTEE: SC REAL ESTATE LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W14 FEP=[YR=2011] N4 W25 S4 E1 S4 E23 N4 E1$ W1 S4 W23 N4 W18 S39 FST=[YR=2010] S3 FGR=[YR=2010] S19 E22 N22 W16 S3 W6$ E6 N3 W6$ E22 S12 E11 FOP=[YR=2010] S6 E12 N8 W3 N3 W6 S5 W3$ E3 N5 E6 S3 E14 N49$ PTR= E15 FUS=[YR=2010] E2 N4 E10 S4 E2 S15 W2 S10 W6 N6 W6 N19$ 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	29	3	87.00	SF	10.00	10.00	100	2010	2010	3	92	800	
2	0855	CONC PAVER	0	100	0	0	582.00	SF	10.00	10.00	100	2010	2010	3	92	5,354	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2010	2010	3	94	3,290	
4	0855	CONC PAVER	0	100	0	0	48.00	SF	10.00	10.00	100	2015	2015	3	96	461	

LAND DESCRIPTION

TOTAL OB/XF 9,905

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	140,000.00	140,000.00	140,000							

REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 140,000 Market: 0 Agricultural: 0 Common: 140,000 PRINTED 08/02/2023 BY SYS