

LOT 21
IN OR 2209/290
OCEAN RIDGE REPLAT PB 5/227

HEYMAN MARTIN DONALD & FERN MICHELLE
144 IBIS CT
FERNANDINA BEACH, FL 32034

2023

00-00-31-155R-0021-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 80
Exterior Wall	16 WD FR STUC 20
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 60
Interior Floor	14 CARPET 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100
BUD8 Adjustme	02 DIST FB 100

Quality	03	Quality Level 03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1075.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,311	100	1,311	134,790
FEP	195	80	156	16,039
FGR	494	55	272	27,966
FOP	77	30	23	2,364
FOP	48	30	14	1,440
FUS	501	100	501	51,510
PTO	72	5	4	411
TOTALS	2,698		2,281	234,520

EXTRA FEATURES	
L N	OB/XF CODE
1	0812 CONCRETE C
2	0810 CONCRETE A
3	0810 CONCRETE A

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0300	11	2,281	141.1376	119.97	273,652	1988	1993	0	0	14.30	85.70
1 SFR PATIO - 100% - 2020 Heated Area: 1812 HX Base Yr 2020											
144 IBIS CT, FERNANDINA BEACH											
BLD DATE	04/15/2008	DJJW	LGL DATE	04/15/2008	DJJW	AG DATE	04/15/2008	DJJW			
XF DATE	04/15/2008	DJJW	LAND DATE								
INC DATE											

L N	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	0812	CONCRETE C	0	100	0			4.00	100	1988	1988	3	57	2,599	
2	0810	CONCRETE A	0	100	24	3		6.50	100	1988	1988	3	57	267	
3	0810	CONCRETE A	0	100	22	3		8.13	100	1988	1988	3	57	306	

LAND DESCRIPTION										TOTAL OB/XF										3,172	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA				
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	2				

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		234,520	
TOTAL MARKET OB/XF VALUE		3,172	
TOTAL LAND VALUE - MARKET		250,000	
TOTAL MARKET VALUE		487,692	
SOH/AGL Deduction		125,242	
ASSESSED VALUE		362,450	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		312,450	
TOTAL JUST VALUE		487,692	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		458,491	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090791	REPAIR/RRF	4,000	06/19/2009
5609	XFOB	500	10/04/1989
2286	NEW CONSTR	2,400	12/15/1988
5020	NEW CONSTR	72,080	09/26/1988

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2209/0290	7/06/2018	PR U	I	19	
GRANTOR: BRANCH THOMAS E III P					
GRANTEE: HEYMAN MARTIN DONALD					
1310/1224	4/19/2005	WD Q	I		
GRANTOR: YOUNG LYNNETTE W					
GRANTEE: BRANCH L GUYTON					

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W2 FEP=[YR=2007] N13 W15 S13 E15\$ W15 S4 W8 S10 W11 S36 FGR=[YR=1993] S22 E21 N8 E4 N8 W4 N6 FOP=[YR=1993] N11 W7 S11 E7\$ W21\$ E14 N11 E9 S3 E11N14 PTO=[YR=1993] E6 N12 W6 FOP=[YR=2007] W4 S12 E4 N12\$ S12\$ W4 N12 E6 N16\$ PTR=E15 FUS=[YR=1993] E25 S15 W7 S7 W18 N22\$ W15\$.	