

LOT 30  
IN OR 2099/147  
OCEAN RIDGE PB 5/103 & 104

BOX JEANNINE Z  
143 IBIS CT  
FERNANDINA BEACH, FL 32034

2023

00-00-31-155R-0030-0000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| 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           | 14 | CARPET 100     |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 3 100          |
| Bathrooms                |    | 2 100          |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 1. | 1. 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 |                  |

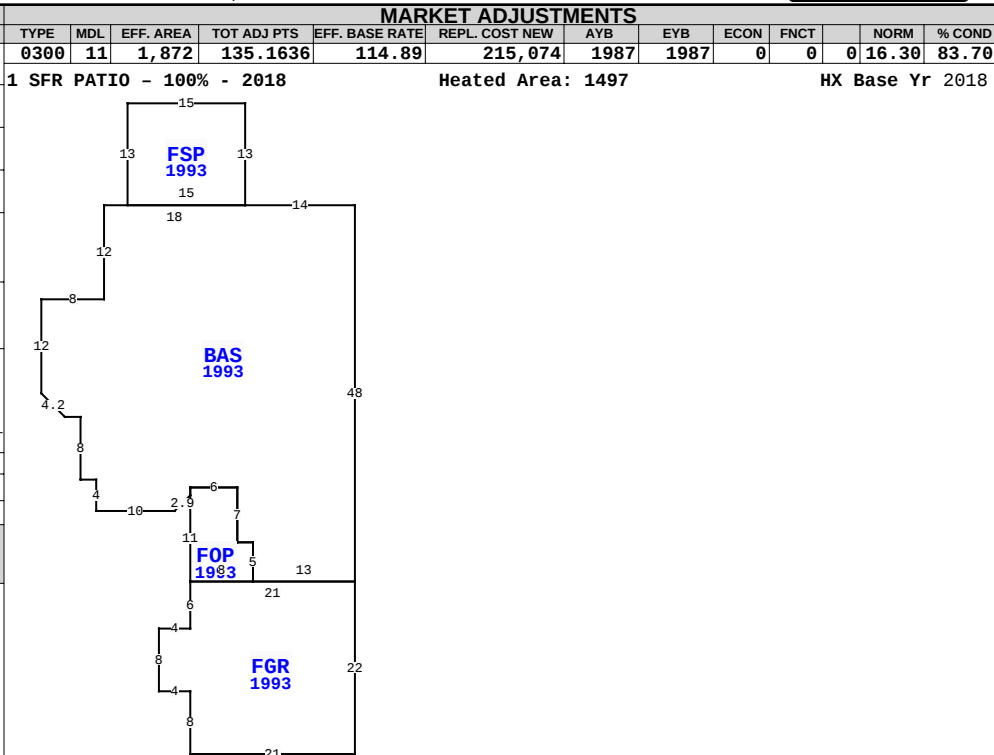
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,497            | 100         | 1,497        | 143,956              |
| FGR       | 494              | 55          | 272          | 26,156               |
| FOP       | 82               | 30          | 25           | 2,404                |
| FSP       | 195              | 40          | 78           | 7,500                |

|        |       |       |         |
|--------|-------|-------|---------|
| TOTALS | 2,268 | 1,872 | 180,017 |
|--------|-------|-------|---------|

| EXTRA FEATURES |            |             |     |     |    |    |        |    |       |                |       |
|----------------|------------|-------------|-----|-----|----|----|--------|----|-------|----------------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W  | UNITS  | UT | Adj R | ADJ UNIT PRICE | NOTES |
| 1              | 0810       | CONCRETE A  | 0   | 100 | 43 | 3  | 129.00 | SF | 6.50  | 6.50           |       |
| 2              | 0811       | CONCRETE B  | 0   | 100 | 46 | 17 | 782.00 | SF | 5.20  | 5.20           |       |
| 3              | 0810       | CONCRETE A  | 0   | 100 | 6  | 4  | 24.00  | SF | 6.50  | 6.50           |       |
| 4              | 0810       | CONCRETE A  | 0   | 100 | 17 | 3  | 51.00  | SF | 6.50  | 6.50           |       |
| 5              | 0855       | CONC PAVER  | 0   | 100 | 0  | 0  | 300.00 | SF | 7.00  | 7.00           |       |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |           |       |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | NOTES |
| 1                | 000100   | C   | SFR                  | 100 |     |          | 0.00  | 0.00  | 1.00        | LT        |       |

REVIEW DATE 08/21/2019 BY DJA



143 IBIS CT, FERNANDINA BEACH

|                               |    |       |                |           |         |             |   |        |                 |       |
|-------------------------------|----|-------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| 143 IBIS CT, FERNANDINA BEACH |    |       |                | BLD DATE  |         |             |   |        | LGL DATE        |       |
|                               |    |       |                | XF DATE   |         |             |   |        | LAND DATE       |       |
|                               |    |       |                | INC DATE  |         |             |   |        | AG DATE         |       |
| UNITS                         | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL | Q | % COND | OB/XF MKT VALUE | NOTES |
| 129.00                        | SF | 6.50  | 6.50           | 100       | 1987    | 1987        | 3 | 54.5   | 457             |       |
| 782.00                        | SF | 5.20  | 5.20           | 100       | 1987    | 1987        | 3 | 54.5   | 2, 216          |       |
| 24.00                         | SF | 6.50  | 6.50           | 100       | 1987    | 1987        | 3 | 54.5   | 85              |       |
| 51.00                         | SF | 6.50  | 6.50           | 100       | 1987    | 1987        | 3 | 54.5   | 181             |       |
| 300.00                        | SF | 7.00  | 7.00           | 100       | 2000    | 2000        | 3 | 80     | 1, 680          |       |
|                               |    |       |                |           |         |             |   |        |                 |       |
|                               |    |       |                |           |         |             |   |        |                 |       |
|                               |    |       |                |           |         |             |   |        |                 |       |
|                               |    |       |                |           |         |             |   |        |                 |       |
|                               |    |       |                |           |         |             |   |        |                 |       |

| TOTAL OB/XF |          |     |                      |     |     |          |       |       |             |           |       |
|-------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-------|
| L N         | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | NOTES |
| 1           | 000100   | C   | SFR                  | 100 |     |          | 0.00  | 0.00  | 1.00        | LT        |       |

Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000

| NASSAU COUNTY PROPERTY    |  |  |  |  |  |                  |  |  |  |  |  |
|---------------------------|--|--|--|--|--|------------------|--|--|--|--|--|
| VALUATION SUMMARY         |  |  |  |  |  |                  |  |  |  |  |  |
| PAGE 1 of 1 2             |  |  |  |  |  |                  |  |  |  |  |  |
| VALUATION BY              |  |  |  |  |  | STANDARD         |  |  |  |  |  |
| Tax Group: 2              |  |  |  |  |  | Tax Dist:        |  |  |  |  |  |
| BUILDING MARKET VALUE     |  |  |  |  |  | 180,017          |  |  |  |  |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  |  | 4,619            |  |  |  |  |  |
| TOTAL LAND VALUE - MARKET |  |  |  |  |  | 250,000          |  |  |  |  |  |
| TOTAL MARKET VALUE        |  |  |  |  |  | 434,636          |  |  |  |  |  |
| SOH/AGL Deduction         |  |  |  |  |  | 152,636          |  |  |  |  |  |
| ASSESSED VALUE            |  |  |  |  |  | 282,000          |  |  |  |  |  |
| TOTAL EXEMPTION VALUE     |  |  |  |  |  | HX HB SX 100,000 |  |  |  |  |  |
| BASE TAXABLE VALUE        |  |  |  |  |  | 182,000          |  |  |  |  |  |
| TOTAL JUST VALUE          |  |  |  |  |  | 434,636          |  |  |  |  |  |
| NCON VALUE                |  |  |  |  |  | 0                |  |  |  |  |  |
| INCOME VALUE              |  |  |  |  |  |                  |  |  |  |  |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  |  | 387,314          |  |  |  |  |  |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| 20150157   | BATH REM    | 20,000 | 01/27/2015 |
| 20042138   | REPAIR/RRF  | 5,000  | 11/12/2004 |
| BP4363     | N/A         | 48,200 | 06/18/1987 |

| SALES DATA                    |           |              |        |        |           |               |  |
|-------------------------------|-----------|--------------|--------|--------|-----------|---------------|--|
| OFF RECORD<br>Number          | DATE      | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |
| 2099/0147                     | 2/03/2017 | WD           | Q      | I      | 01        | 330,000       |  |
| GRANTOR:MCCRANIE DANIEL I & D |           |              |        |        |           |               |  |
| GRANTEE:BOX JEANNINE Z        |           |              |        |        |           |               |  |
| 0862/0017                     | 1/08/1999 | WD           | Q      | I      |           | 145,000       |  |
| GRANTOR:SLEEPER VIRGINIA A    |           |              |        |        |           |               |  |
| GRANTEE:MCCRANIE DANIEL I &   |           |              |        |        |           |               |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  |  |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1993] W14 FSP=[YR=1993] N13 W15 S13 E15 \$ W18 S12 W8 S12 R3 D3 E2 S8 E2 S4 E10 U2 R2 FOP=[YR=1993] S11 FGR=[YR=1993] S6 W4 S8 E4 S8 E21 N22W21 \$ E8 N5 W2 N7 W6 S1 \$ N1 E6 S7 E2 S5 E13 N48 \$. |  |  |  |  |  |  |  |  |  |  |  |

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