

LOT 115
IN OR 2139/1050
ISLE DE MAI AT AMELIA #2

TYSON JEFFREY B &/GUESS GRETCHEN G
2971 FERDINAND CT
FERNANDINA BEACH, FL 32034

2024

00-00-31-087I-0115-0000



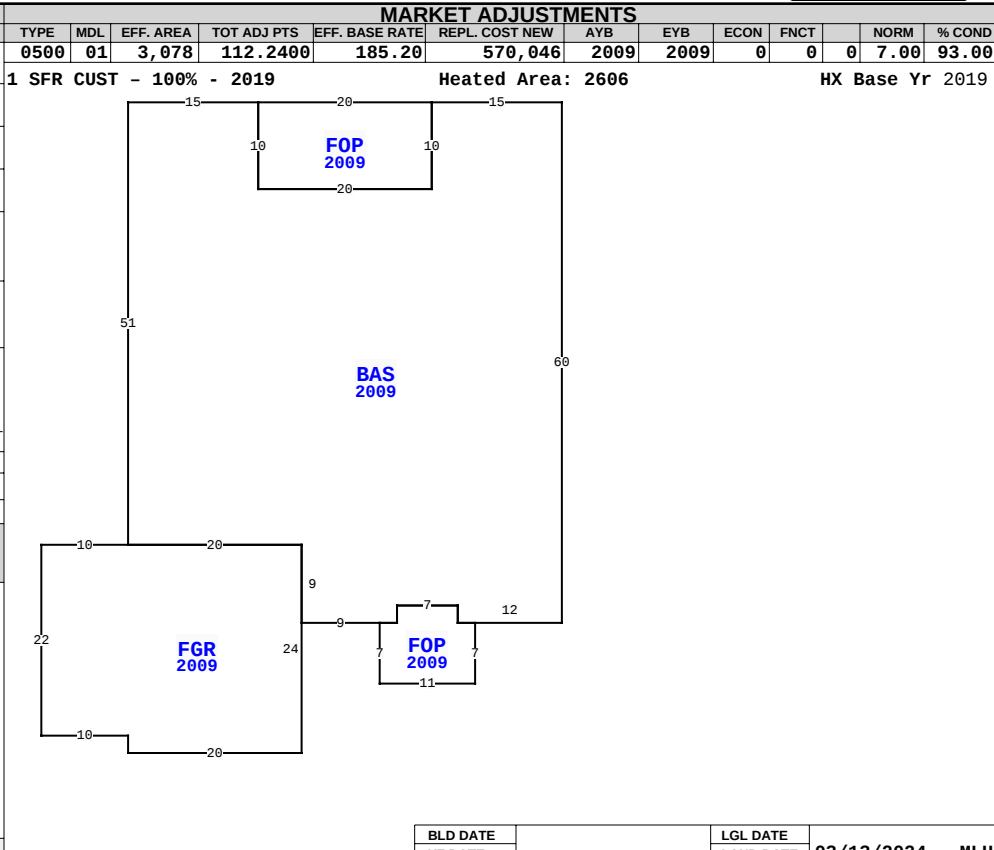
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	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	2,606	100	2,606	448,847
FGR	700	55	385	66,311
FOP	91	30	27	4,650
FOP	200	30	60	10,334
TOTALS	3,597		3,078	530,143

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0 100	0	0	1,173.00	SF	10.00	10.00	100	2009
2	0855	CONC PAVER	0 100	27	3	81.00	SF	10.00	10.00	100	2009
3	0855	CONC PAVER	0 100	0	0	456.00	SF	7.00	7.00	100	2010
4	0462	ST/AL FNC	0 100	0	0	608.00	SF	10.00	10.00	100	2010

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0003	R-1	0.00	0.00	1.00	LT	1.00



2971 FERDINAND CT, FERNANDINA BEACH	BLD DATE	LGL DATE	03/13/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		530,143	
TOTAL MARKET OB/XF VALUE		17,839	
TOTAL LAND VALUE - MARKET		150,000	
TOTAL MARKET VALUE		697,982	
SOH/AGL Deduction		252,734	
ASSESSED VALUE		445,248	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		395,248	
TOTAL JUST VALUE		697,982	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		664,582	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20180737	KIT REMODEL	125,000	03/02/2018
20100065	OTHER	1,300	01/13/2010
20091096	H/AC	7,790	08/19/2009
20090967	OTHER	7,222,009	07/22/2009
20090895	ELEC OTHER	2,100	07/09/2009
20090847	NEW CONSTR	267,823	06/30/2009

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2139/1050	8/09/2017	WD Q	I	01	
GRANTOR: BIETENHOLZ JOSHUA & K					
GRANTEE: TYSON JEFFREY B & G					
1759/0205	9/29/2011	WD Q	I	02	
GRANTOR: SMITH CLARENCE					
GRANTEE: BIETENHOLZ JOSHUA &					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2009]	W15	FOP=[YR=2009]	W20	S10	E20	N10	S10	W20	N10		
W15	S51	FGR=[YR=2009]	W10	S22	E10	S2	E20	N24	W20	S9	E9
FOP=[YR=2009]	S7	E11	N7	W2	N2	W7	S2	W2	E2	N2	E7