

LOT 116
IN OR 1934/1895
ISLE DE MAI AT AMELIA #2

DIXON JOHN CLINTON & CLAUDIA RUSSO
2975 FERDINAND CT
FERNANDINA BEACH, FL 32034

2024

00-00-31-087I-0116-0000



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 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.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1079.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,431	100	2,431	411,890
FGR	672	55	370	62,690
FOP	73	30	22	3,728
FSP	278	40	111	18,807
PTO	9	5	0	0

TOTALS	3,463		2,934	497,114
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
2	0855	CONC PAVER	0	100	0	0	1,108.00	SF	10.00
3	0462	ST/AL FNC	0	100	0	0	263.00	SF	10.00
4	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00
5	0855	CONC PAVER	0	100	0	0	138.00	SF	7.00

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

REVIEW DATE	11/15/2019	BY	DJA
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TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,934	111.0140	183.17	537,421	2008	2008	0	0	0	7.50	92.50
1 SFR CUST - 100% - 2015												
Heated Area: 2431												
HX Base Yr 2015												

BLD DATE	05/12/2008	DJ	LGL DATE	
XF DATE			LAND DATE	03/13/2024
INC DATE			AG DATE	MLU

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2008	2008	3	92	1,840	
2	0855	CONC PAVER	0	100	0	0	1,108.00	SF	10.00	10.00	100	2008	2008	3	89	9,861	
3	0462	ST/AL FNC	0	100	0	0	263.00	SF	10.00	10.00	100	2008	2008	3	52	1,368	
4	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2008	2008	3	74	444	
5	0855	CONC PAVER	0	100	0	0	138.00	SF	7.00	7.00	100	2009	2009	3	90	869	

LAND DESCRIPTION										TOTAL OB/XF									
1	000100	C	SFR	100	0003	R-1	0.00	0.00	1.00	LT	1.00	1.00	1.00	150,000.00	150,000.00	150,000			

Total Acres:	0.00	Total Land Value:	150,000	Market:	0	Agricultural:	0	Common:	150,000
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NASSAU COUNTY PROPERTY										PAGE 1 of 1									
VALUATION SUMMARY										STANDARD									
VALUATION BY										STANDARD									
Tax Group: 2										Tax Dist:									
BUILDING MARKET VALUE										497,114									
TOTAL MARKET OB/XF VALUE										14,382									
TOTAL LAND VALUE - MARKET										150,000									
TOTAL MARKET VALUE										661,496									
SOH/AGL Deduction										350,448									
ASSESSED VALUE										311,048									
TOTAL EXEMPTION VALUE										50,000									
BASE TAXABLE VALUE										261,048									
TOTAL JUST VALUE										661,496									
NCON VALUE										0									
INCOME VALUE																			
PREVIOUS YEAR MKT VALUE										629,447									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20072199	OTHER	5,940	12/10/2007
20072178	ELEC OTHER	2,000	12/06/2007
20072119	CO ISSUED	250,000	11/27/2007
20072119	NEW CONSTR	250,000	11/27/2007

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1934/1895	8/28/2014	WD	Q	I	01	371,000	
GRANTOR: CALOIA JON THOMAS ETA							
GRANTEE: DIXON JOHN CLINTON							
1909/0446	3/18/2014	WD	U	I	30	100	
GRANTOR: CALOIA JON THOMAS TRU							
GRANTEE: CALOIA JON THOMAS E							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2008] W13 FSP=[YR=2008] N7 W26 S7 E1 S4 E24 N4 E1\$ W1 S4 W24 N4 W14 S49 E9 FOP=[YR=2008] S4 E13 N4 W3 N3 W7 S3W3\$ E3 N3 E7 S3 E12 FGR=[YR=2008] S32 E21 N25 PTO=[YR=2008] E3N3W3S3\$ N7 W21\$ E21 N49\$.									