LOT 120
IN OR 2184/246
ISLE DE MAI AT AMELIA #2

LEE KENNETH P & KATHY S
2976 FERDINAND CT
FERNANDINA BEACH, FL 32034

2024

00-00-31-087I-0120-0000

BUILDING CHARACTERISTICS

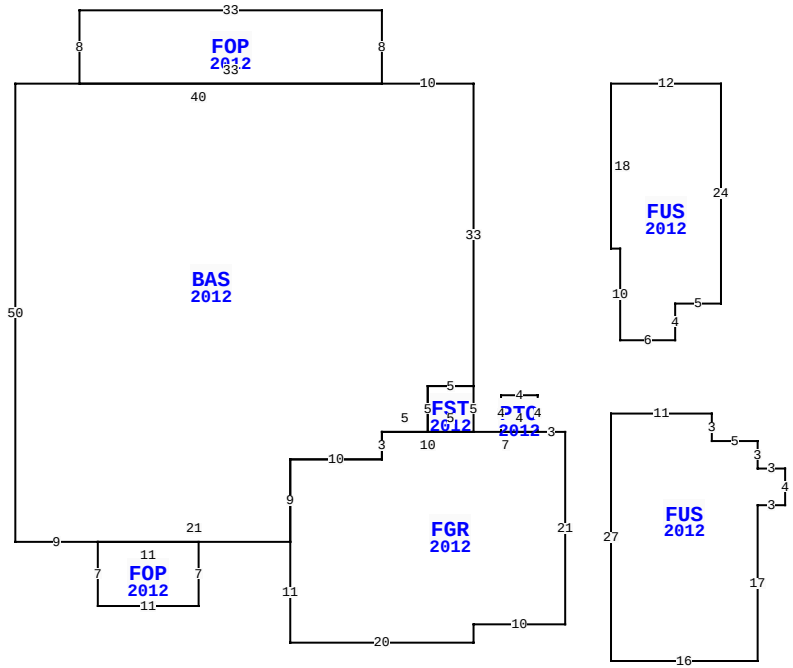
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	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	2,265	100	2,265	393,474
FGR	640	55	352	61,149
FOP	77	30	23	3,995
FOP	264	30	79	13,724
FST	25	55	14	2,432
FUS	306	100	306	53,158
FUS	429	100	429	74,526
PTO	16	5	1	174
TOTALS	4,022		3,469	602,632

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,469	111.4120	183.83	637,706	2012	2012	0	0	0	5.50	94.50

1 SFR CUST – 100% - 2019 Heated Area: 3000 HX Base Yr 2019



2976 FERDINAND CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/13/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		602,632
TOTAL MARKET OB/XF VALUE		44,722
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		797,354
SOH/AGL Deduction		276,589
ASSESSED VALUE		520,765
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		470,765
TOTAL JUST VALUE		797,354
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		762,449

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20132715	ALUMFNC	0	12/02/2013
20131448	SWIM POOL	26,850	06/24/2013
20121486	H/AC	8,800	07/25/2012
20121295	NEW CONSTR	2,000	06/29/2012
20121268	NEW CONSTR	2,100	06/27/2012
20120929	NEW CONSTR	150,000	05/23/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2184/0246	3/15/2018	WD	Q	I	01	555,000
GRANTOR: CLARK ANDREW T &						
GRANTEE: LEE KENNETH P & KAT						
1857/1002	5/03/2013	WD	Q	I	02	396,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: CLARK ANDREW T & KA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W10 FOP=[YR=2012] N8 W33 S8 E33$ W40 S50 E9
FOP=[YR=2012] S7 E11 N7 W11$ E21 FGR=[YR=2012] S11 E20 N2 E10
N21 W3 PTO=[YR=2012] N4 W4 S4 E4 $ W7 FST=[YR=2012] N5 W5 S5
E5$ W10 S3 W10 S9$ N9 E10 N3 E5 N5 E5 N33$ PTR=E15
FUS=[YR=2012] E12 S24 W5 S4 W6 N10W1 N18$ W15$ PTR= E15 S36
FUS=[YR=2012] E11 S3 E5 S3 E3 S4 W3 S17 W16 N27$ N36 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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2012	2012	3	95	1,900	
2	0855	CONC PAVER	0	100	0	0	712.00	SF	10.00	10.00	100	2012	2012	3	93	6,622	
3	0855	CONC PAVER	0	100	0	0	100.00	SF	10.00	10.00	100	2012	2012	3	93	930	
4	0861	POOL GUNIT	0	100	0	0	386.00	SF	85.00	85.00	100	2013	2013	3	71	23,295	
5	0911	SCRN RM A	0	100	0	0	770.00	SF	17.50	17.50	100	2013	2013	3	60	8,085	
6	0855	CONC PAVER	0	100	0	0	384.00	SF	7.00	7.00	100	2013	2013	3	94	2,527	
7	0462	ST/AL FNC	0	100	0	0	192.00	SF	10.00	10.00	100	2013	2013	3	71	1,363	

LAND DESCRIPTION

TOTAL OB/XF 44,722

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	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	150,000							

REVIEW DATE 11/15/2019 BY DJA Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/06/2024 BY SYS