LOT 123
ISLE DE MAI AT AMELIA #2
PB 7/188

RAGUCCI CHRISTOPHER & JANA
96398 HIGH POINTE DR
FERNANDINA BEACH, FL 32034

2024

00-00-31-087I-0123-0000

BUILDING CHARACTERISTICS

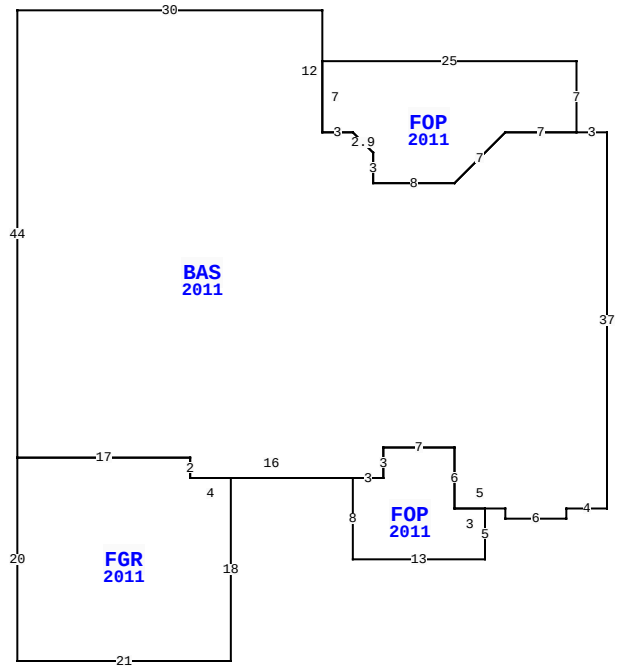
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	2,274	100	2,274	384,291
FGR	412	55	227	38,361
FOP	116	30	35	5,914
FOP	230	30	69	11,661
TOTALS	3,032		2,605	440,227

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,605	108.9600	179.78	468,327	2011	2011	0	0	0	6.00	94.00

1 SFR CUST – 0% - 2024 Heated Area: 2274 HX Base Yr



2962 FERDINAND CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	440,227
TOTAL MARKET OB/XF VALUE	13,423
TOTAL LAND VALUE - MARKET	150,000
TOTAL MARKET VALUE	603,650
SOH/AGL Deduction	0
ASSESSED VALUE	603,650
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	603,650
TOTAL JUST VALUE	603,650
NCON VALUE	3,313
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	570,782

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222640	XFOB	14,310	11/30/2022
20120712	4 FT FENCE	0	04/24/2012
20111166	H/AC	4,800	07/19/2011
20111144	NEW CONSTR	0	07/13/2011
20111109	NEW CONSTR	0	07/07/2011
20110764	NEW CONSTR	228,561	05/19/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2302/1531	9/06/2019	WD	Q	I	01	435,000
GRANTOR: HAMILTON EUGENE B & R						
GRANTEE: RAGUCCI CHRISTOPHER						
1785/0966	2/24/2012	WD	Q	I	02	332,500
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: HAMILTON EUGENE B &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W3 FOP=[YR=2011] N7 W25 S7 E3 D2 R2 S3 E8 U5 R5 E7$ W7 D5 L5 W8 N3 U2 L2 W3 N12 W30 S44 FGR=[YR=2011] S20 E21 N18 W4 N2 W17$ E17 S2 E16 FOP=[YR=2011] S8 E13 N5 W3 N6 W7 S3 W3$ E3 N3 E7 S6 E5 S1 E6 N1 E4 N37$.

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	0	0	0	1.00	UT	2,000.00	2,000.00	100	2011	2011	3	94	1,880	
2	0855	CONC PAVER	0	0	0	0	562.00	SF	7.00	7.00	100	2011	2011	3	92	3,619	
3	0855	CONC PAVER	0	0	0	0	133.00	SF	7.00	7.00	100	2011	2011	3	92	857	
4	0462	ST/AL FNC	0	0	0	0	552.00	SF	10.00	10.00	100	2012	2012	3	68	3,754	
5	0912	SCRN RM G	0	0	0	0	125.00	SF	20.00	20.00	100	2024	2023		100	2,500	
6	0810	CONCRETE A	0	0	0	0	125.00	SF	6.50	6.50	100	2024	2023		100	813	

LAND DESCRIPTION

TOTAL OB/XF 13,423

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	0	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 04/03/2023 BY DJ Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/06/2024 BY SYS