

LOT 127  
IN OR 1728/587  
ISLE DE MAI AT AMELIA #2

SAMLER WILLIAM L & LUCINDA D  
2844 FERDINAND COURT  
FERNANDINA BEACH, FL 32034

2024

00-00-31-087I-0127-0000



| BUILDING CHARACTERISTICS |                   |
|--------------------------|-------------------|
| ELEMENT                  | CD                |
| 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                 | 3 100             |
| Bathrooms                | 3 100             |
| Frame                    | 02 WOOD FRAME 100 |
| Stories                  | 1. 1. 100         |
| Units                    | 0 100             |
| Occupancy                | 00 NONE 100       |

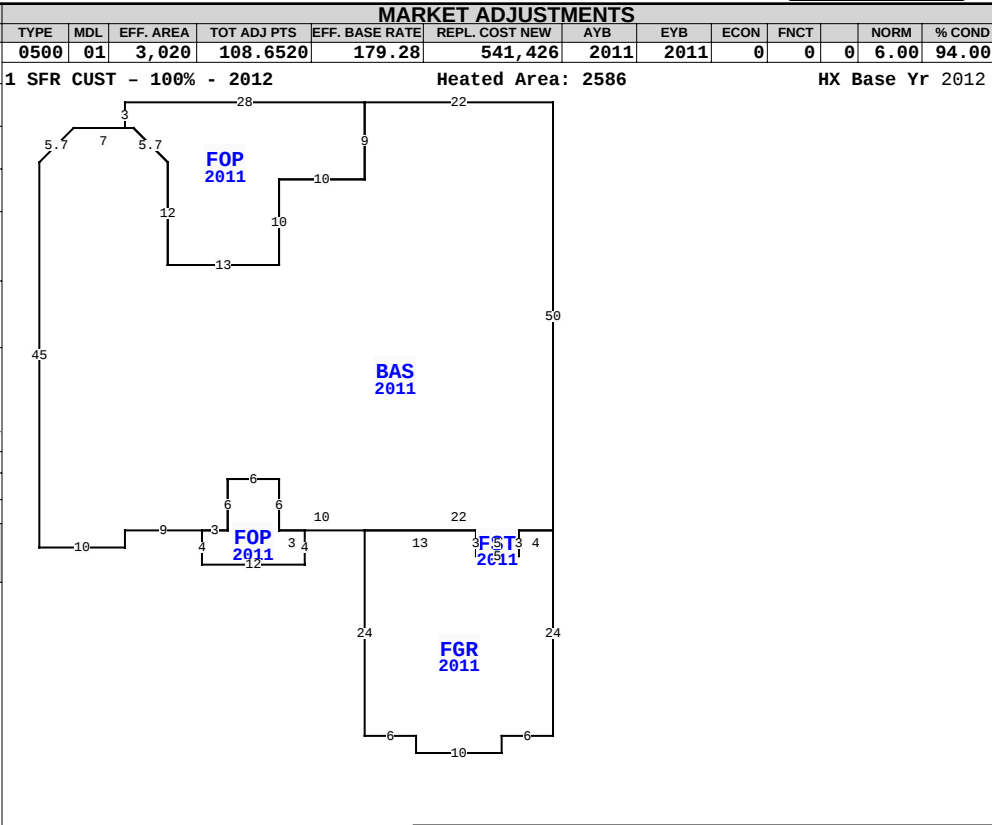
|                  |         |                  |    |
|------------------|---------|------------------|----|
| Quality          | 03      | Quality Level 03 |    |
| DOR CODE         | 0100    | SINGLE FAMILY    |    |
| MAP NUM          |         | MKT AREA         | 01 |
| NEIGHBORHOOD/LOC | 1079.00 |                  |    |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 2,586            | 100         | 2,586        | 435,801              |
| FGR       | 533              | 55          | 293          | 49,377               |
| FOP       | 84               | 30          | 25           | 4,213                |
| FOP       | 360              | 30          | 108          | 18,200               |
| FST       | 15               | 55          | 8            | 1,348                |

|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 3,578 |  | 3,020 | 508,940 |
|--------|-------|--|-------|---------|

| EXTRA FEATURES |            |             |     |     |   |   |          |    |          |
|----------------|------------|-------------|-----|-----|---|---|----------|----|----------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS    | UT | Adj R    |
| 1              | 0500       | FP-PRE FAB  | 0   | 100 | 0 | 0 | 1.00     | UT | 3,500.00 |
| 2              | 0855       | CONC PAVER  | 0   | 100 | 0 | 0 | 1,256.00 | SF | 10.00    |
| 3              | 0861       | POOL GUNIT  | 0   | 100 | 0 | 0 | 420.00   | SF | 85.00    |
| 4              | 0911       | SCRN RM A   | 0   | 100 | 0 | 0 | 1,134.00 | SF | 17.50    |
| 5              | 0855       | CONC PAVER  | 0   | 100 | 0 | 0 | 776.00   | 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        |



|          |  |           |            |
|----------|--|-----------|------------|
| BLD DATE |  | 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   | 0500       | FP-PRE FAB  | 0   | 100 | 0 | 0 | 1.00     | UT | 3,500.00 | 3,500.00       | 100       | 2011    | 2011        | 3 | 94     | 3,290           |       |
| 2   | 0855       | CONC PAVER  | 0   | 100 | 0 | 0 | 1,256.00 | SF | 10.00    | 10.00          | 100       | 2012    | 2012        | 3 | 93     | 11,681          |       |
| 3   | 0861       | POOL GUNIT  | 0   | 100 | 0 | 0 | 420.00   | SF | 85.00    | 85.00          | 100       | 2012    | 2012        | 3 | 68     | 24,276          |       |
| 4   | 0911       | SCRN RM A   | 0   | 100 | 0 | 0 | 1,134.00 | SF | 17.50    | 17.50          | 100       | 2012    | 2012        | 3 | 55     | 10,915          |       |
| 5   | 0855       | CONC PAVER  | 0   | 100 | 0 | 0 | 776.00   | SF | 7.00     | 7.00           | 100       | 2012    | 2012        | 3 | 93     | 5,052           |       |

| TOTAL OB/XF |          |     |                      |     |      |          |       |       |             | 55,214    |     |          |        |         |            |                |            |
|-------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|
| L N         | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE |
| 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    |

| NASSAU COUNTY PROPERTY    |  |  |  |  |  |  |  |  |  | PAGE 1 of 1 |  | 2 |
|---------------------------|--|--|--|--|--|--|--|--|--|-------------|--|---|
| VALUATION SUMMARY         |  |  |  |  |  |  |  |  |  |             |  |   |
| VALUATION BY              |  |  |  |  |  |  |  |  |  | STANDARD    |  |   |
| Tax Group: 2              |  |  |  |  |  |  |  |  |  | Tax Dist:   |  |   |
| BUILDING MARKET VALUE     |  |  |  |  |  |  |  |  |  | 508,940     |  |   |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  |  |  |  |  |  | 55,214      |  |   |
| TOTAL LAND VALUE - MARKET |  |  |  |  |  |  |  |  |  | 150,000     |  |   |
| TOTAL MARKET VALUE        |  |  |  |  |  |  |  |  |  | 714,154     |  |   |
| SOH/AGL Deduction         |  |  |  |  |  |  |  |  |  | 336,741     |  |   |
| ASSESSED VALUE            |  |  |  |  |  |  |  |  |  | 377,413     |  |   |
| TOTAL EXEMPTION VALUE     |  |  |  |  |  |  |  |  |  | 50,000      |  |   |
| BASE TAXABLE VALUE        |  |  |  |  |  |  |  |  |  | 327,413     |  |   |
| TOTAL JUST VALUE          |  |  |  |  |  |  |  |  |  | 714,154     |  |   |
| NCON VALUE                |  |  |  |  |  |  |  |  |  | 0           |  |   |
| INCOME VALUE              |  |  |  |  |  |  |  |  |  |             |  |   |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  |  |  |  |  |  | 683,539     |  |   |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| 20120252   | POOL ENCL   | 4,900  | 02/14/2012 |
| 20120002   | POOL        | 34,488 | 01/04/2012 |
| 20120003   | PLUMB/POOL  | 800    | 01/04/2012 |
| 20120004   | ELC/POOL    | 600    | 01/04/2012 |
| 20110639   | XF0B        | 6,800  | 04/27/2011 |
| 20110172   | OTHER       | 2,000  | 02/07/2011 |

| SALES DATA                     |           |              |        |        |           |               |  |
|--------------------------------|-----------|--------------|--------|--------|-----------|---------------|--|
| OFF RECORD<br>Number           | DATE      | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |
| 1728/0587                      | 2/22/2011 | WD           | Q      | I      | 02        | 365,000       |  |
| GRANTOR: SEDA CONSTRUCTION COM |           |              |        |        |           |               |  |
| GRANTEE: SAMLER WILLIAM L &    |           |              |        |        |           |               |  |
| 1480/0604                      | 2/22/2007 | WD           | U      | V      | 19        | 166,500       |  |
| GRANTOR: SEASIDE PPR INC       |           |              |        |        |           |               |  |
| GRANTEE: SEDA CONSTRUCTION C   |           |              |        |        |           |               |  |

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

| BUILDING DIMENSIONS                                                                                                                                                                                                                                                          |  |  |  |  |  |  |  |  |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2011] W22 FOP=[YR=2011] W28 S3 E1 D4 R4 S12 E13 N10 E10 N9\$ S9 W10 S10 W13 N12 U4 L4 W7 D4 L4 S45 E10 N2 E9 FOP=[YR=2011] S4 E12 N4 W3 N6 W6 S6 W3\$ E3 N6 E6 S6 E10 FGR=[YR=2011] S24 E6 S2 E10 N2 E6 N24 W4 FST=[YR=2011] W5 S3 E5 N3\$ S3 W5 N3 W13\$ E22 N50\$. |  |  |  |  |  |  |  |  |  |