LOT 131
ISLE DE MAI AT AMELIA #2
PB 7/188

CERRA FAMILY REVOCABLE TRUST/CERRA DONALD TRUSTEE
2826 FERDINAND CT
FERNANDINA BEACH, FL 32034

2024

00-00-31-087I-0131-0000

BUILDING CHARACTERISTICS

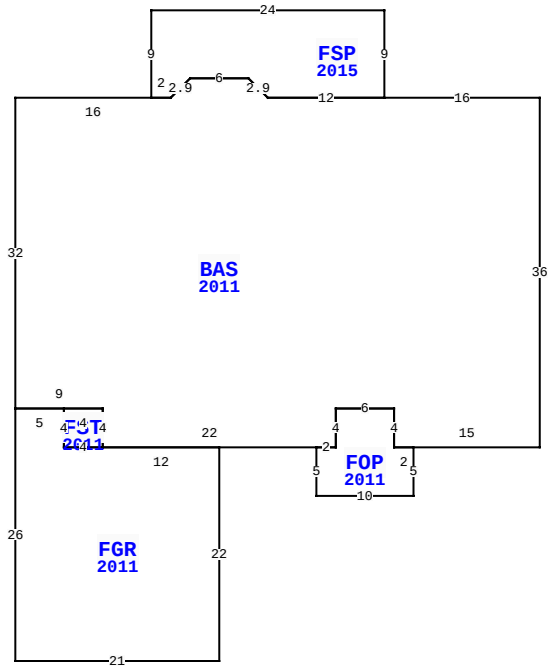
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,900	100	1,900	338,179
FGR	482	55	265	47,167
FOP	74	30	22	3,916
FSP	200	40	80	14,239
FST	16	55	9	1,602
TOTALS	2,672		2,276	405,103

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,276	114.7580	189.35	430,961	2011	2011	0	0	0	6.00	94.00

1 SFR CUST – 100% - 2023 Heated Area: 1900 HX Base Yr 2023



2826 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		405,103
TOTAL MARKET OB/XF VALUE		13,382
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		568,485
SOH/AGL Deduction		11,855
ASSESSED VALUE		556,630
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		506,630
TOTAL JUST VALUE		568,485
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		540,417

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110174	OTHER	2,000	02/07/2011
20101925	H/AC	4,950	11/05/2010
20101798	NEW CONSTR	5,520	10/18/2010
20101725	NEW CONSTR	2,000	10/05/2010
20101217	NEW CONSTR	186,203	07/26/2010
20101218	REPAIR/RRF	3,000	07/26/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2683/1823	12/08/2023	WD	U	I	11	100
GRANTOR: CERRA DONALD & NANCY						
GRANTEE: CERRA FAMILY REVOCA						
2462/0808	5/14/2021	WD	Q	I	02	510,000
GRANTOR: GAMBRELL EDWARD JR &						
GRANTEE: CERRA DONALD & NANC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W16 FSP=[YR=2015] N9 W24 S9 E2 U2 R2 E6 D2 R2 E12$ W12 U2 L2 W6 D2 L2 W16 S32 FGR=[YR=2011] S26 E21 N22 W12 FST=[YR=2011] N4 W4 S4 E4$ W4 N4 W5 $ E9 S4 E22 FOP=[YR=2011] S5 E10 N5 W2 N4 W6 S4 W2$ E2 N4 E6 S4 E15 N36$.

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	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	1,097.00	SF	10.00	10.00	100	2011	2011	3	92	10,092	

LAND DESCRIPTION

TOTAL OB/XF 13,382

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 01/24/2019 BY DJA Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/06/2024 BY SYS