LOT 132
ISLE DE MAI AT AMELIA #2
PB 7/188

WHITE TIMOTHY C & MARY E
2820 FERDINAND CT
FERNANDINA BEACH, FL 32034

2024

00-00-31-087I-0132-0000

BUILDING CHARACTERISTICS

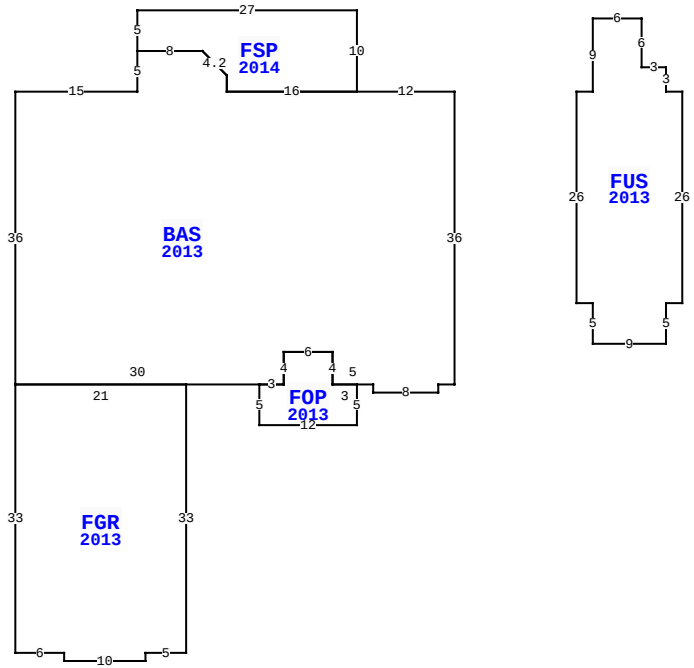
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	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	1,979	100	1,979	346,418
FGR	703	55	387	67,744
FOP	84	30	25	4,377
FSP	220	40	88	15,404
FUS	446	100	446	78,071
TOTALS	3,432		2,925	512,012

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,925	111.6720	184.26	538,960	2013	2013	0	0	0	5.00	95.00

1 SFR CUST – 100% - 2021 Heated Area: 2425 HX Base Yr 2021



2820 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		512,012
TOTAL MARKET OB/XF VALUE		17,906
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		679,918
SOH/AGL Deduction		221,977
ASSESSED VALUE		457,941
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		407,941
TOTAL JUST VALUE		679,918
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		647,090

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20131567	NEW CONSTR	265,237	07/05/2013
20131571	ROOF	3,000	07/05/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2373/0544	6/30/2020	WD	Q	I	01	505,000
GRANTOR: REED WILLIAM & KIMBER						
GRANTEE: WHITE TIMOTHY C & M						
1939/0718	9/05/2014	WD	Q	I	01	379,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: REED WILLIAM & KIMB						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W12 FSP=[YR=2014] N10 W27 S5 E8 D3 R3 S2 E16$ W16 N2 U3 L3 W8 S5 W15 S36 FGR=[YR=2013] S33 E6 S1 E10 N1 E5 N33 W21$ E30 FOP=[YR=2013] S5 E12 N5 W3 N4 W6 S4 W3$ E3 N4 E6 S4 E5 S1 E8 N1 E2 N36$ PTR=E15 FUS=[YR=2013] E2 N9 E6 S6 E3 S3 E2 S26 W2 S5 W9 N5 W2 N26$ 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2013	2013	3	96	3,360	
2	0855	CONC PAVER	0	100	0	0	1,471.00	SF	7.00	7.00	100	2013	2013	3	94	9,679	
3	0462	ST/AL FNC	0	100	0	0	252.00	SF	10.00	10.00	100	2013	2013	3	71	1,789	
4	0855	CONC PAVER	0	100	0	0	324.00	SF	10.00	10.00	100	2014	2014	3	95	3,078	

LAND DESCRIPTION

TOTAL OB/XF 17,906

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