LOT 133
IN OR 1845/1829
ISLE DE MAI AT AMELIA #2

ENTRIKEN MATTHEW P & MEGAN H
676 FERDINAND CT
FERNANDINA BEACH, FL 32034

2024

00-00-31-087I-0133-0000

BUILDING CHARACTERISTICS

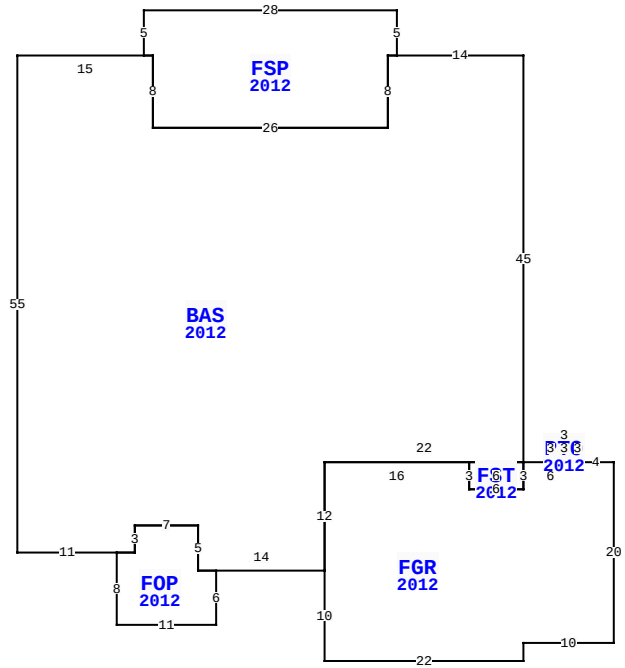
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	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	2,659	100	2,659	451,869
FGR	666	55	366	62,198
FOP	105	30	32	5,438
FSP	348	40	139	23,621
FST	18	55	10	1,699
FUS	364	100	364	61,858
PTO	9	5	0	0
TOTALS	4,169		3,570	606,683

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,570	108.9900	179.83	641,993	2012	2012	0	0	0	5.50	94.50

1 SFR CUST – 100% - 2014 Heated Area: 3023 HX Base Yr 2014



676 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		606,683
TOTAL MARKET OB/XF VALUE		9,971
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		766,654
SOH/AGL Deduction		358,459
ASSESSED VALUE		408,195
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		358,195
TOTAL JUST VALUE		766,654
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		729,469

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20130335	FOPENC	600	02/19/2013
20122037	H/AC	7,400	10/02/2012
20121269	NEW CONSTR	2,100	06/27/2012
20120924	NEW CONSTR	150,000	05/23/2012
20120926	ROOF	3,000	05/23/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1845/1829	3/08/2013	WD	Q	I	02	402,400
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: ENTRIKEN MATTHEW P						
1526/0370	9/20/2007	WD	U	V	19	169,500
GRANTOR: SEASIDE PPR INC						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W14 FSP=[YR=2012] N5 W28 S5 E1 S8 E26 N8 E1$ W1 S8 W26 N8 W15 S55 E11 FOP=[YR=2012] S8 E11 N6 W2 N5 W7 S3 W2$ E2 N3 E7 S5 E14 FGR=[YR=2012] S10 E22 N2 E10 N20 W4 PTO=[YR=2012] N3 W3 S3 E3$ W6 FST=[YR=2012] W6 S3 E6 N3$ S3 W6 N3 W16 S12$ N12 E22 N45$ PTR=E15 FUS=[YR=2012] E14 S24 W6 S6 W6 N10 W2 N20$ 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	2012	2012	3	95	3,325	
2	0855	CONC PAVER	0	100	0	0	112.00	SF	7.00	7.00	100	2012	2012	3	93	729	
3	0855	CONC PAVER	0	100	0	0	722.00	SF	7.00	7.00	100	2012	2012	3	93	4,700	
4	0855	CONC PAVER	0	100	0	0	183.00	SF	7.00	7.00	100	2014	2014	3	95	1,217	

LAND DESCRIPTION

TOTAL OB/XF 9,971

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