LOT 138
IN OR 1867/737
ISLE DE MAI AT AMELIA #2

JONES KEVIN DAVID & SUE R
645 FERDINAND CT
FERNANDINA BEACH, FL 32034

2024

00-00-31-087I-0138-0000

BUILDING CHARACTERISTICS

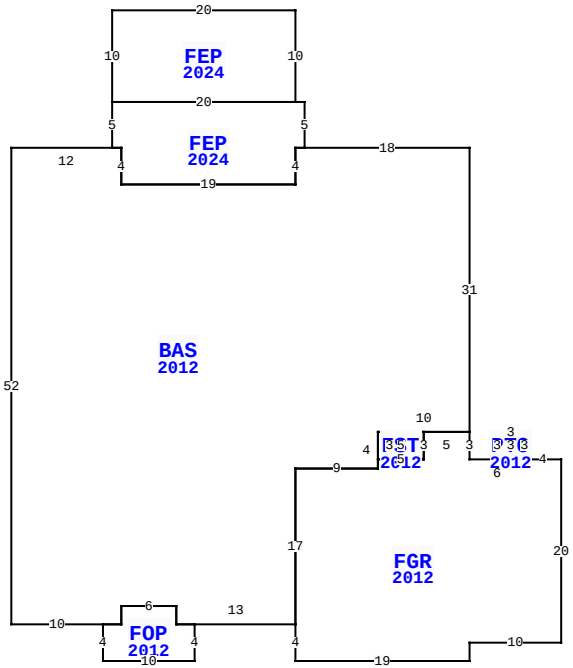
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,149	100	2,149	375,719
FEP	181	80	145	25,351
FEP	200	80	160	27,974
FGR	624	55	343	59,968
FOP	52	30	16	2,797
FST	15	55	8	1,399
PTO	9	5	0	0
TOTALS	3,230		2,821	493,208

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,821	112.1280	185.01	521,913	2012	2012	0	0	0	5.50	94.50

1 SFR CUST – 100% - 2014 Heated Area: 2149 HX Base Yr 2014



645 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		493,208
TOTAL MARKET OB/XF VALUE		13,403
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		656,611
SOH/AGL Deduction		280,196
ASSESSED VALUE		376,415
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		321,415
TOTAL JUST VALUE		656,611
NCON VALUE		53,325
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		582,756

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20230107	10*20 GLASS ENCLO	122,697	02/21/2023
20121871	NEW CONSTR	2,000	09/11/2012
20121843	H/AC	4,600	09/06/2012
20121723	NEW CONSTR	2,500	08/21/2012
20121431	NEW CONSTR	221,557	07/18/2012
20121432	ROOF	3,000	07/18/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1867/0737	6/24/2013	WD	Q	I	01	355,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: JONES KEVIN DAVID &						
1533/0876	11/01/2007	WD	U	V	19	169,500
GRANTOR: SEASIDE PPR INC						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

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	0855	CONC PAVER	0	100	0	0	792.00	SF	7.00	7.00	100	2012	2012	3	93	5,156	
2	0855	CONC PAVER	0	100	0	0	78.00	SF	7.00	7.00	100	2012	2012	3	93	508	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2012	2012	3	95	3,325	
4	0855	CONC PAVER	0	100	0	0	108.00	SF	7.00	7.00	100	2013	2013	3	94	711	
5	0462	ST/AL FNC	0	100	0	0	288.00	SF	10.00	10.00	100	2013	2013	3	71	2,045	
6	0855	CONC PAVER	0	100	0	0	252.00	SF	7.00	7.00	100	2013	2013	3	94	1,658	

BUILDING DIMENSIONS

BAS=[YR=2012;ORIG=0,0] W18 W1 S4 W19 N4 W12 S52 E10 E2 N2 E6 S2 E13 N17 E9 N4 E10 N31 $
FGR=[YR=2012;ORIG=-19,52] S4 E19 N2 E10 N20 W4 W6 N3 W5 S3 W5 S1 W9 S17 $
FOP=[YR=2012;ORIG=-40,52] S4 E10 N4 W2 N2 W6 S2 W2 $
FST=[YR=2012;ORIG=-5,31] W5 S3 E5 N3 $
PTO=[YR=2012;ORIG=6,34] N3 W3 S3 E3 $
FEP=[YR=2024;ORIG=-39,-5] E20 E1 S5 W1 S4 W19 N4 W1 N5 $
FEP=[YR=2024;ORIG=-39,-15] E20 S10 W20 N10 $
.

LAND DESCRIPTION

TOTAL OB/XF 13,403

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 02/15/2024 BY TW Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/06/2024 BY SYS