

LOT 142
IN OR 2156/1040
ISLE DE MAI AT AMELIA #2

ALLEN SUSANNE L & RAYMOND A JR
611 FERDINAND CT
FERNANDINA BEACH, FL 32034

2024

00-00-31-087I-0142-0000



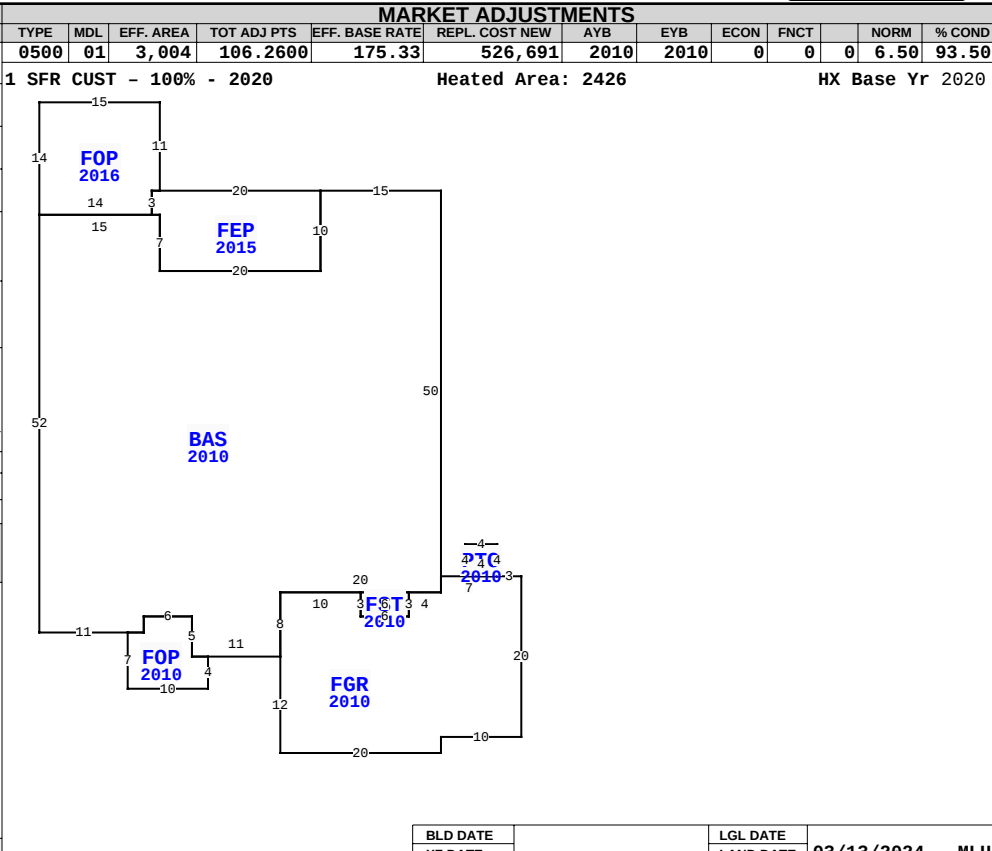
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories		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	2,426	100	2,426	397,703
FEP	203	80	162	26,557
FGR	582	55	320	52,459
FOP	76	30	23	3,771
FOP	207	30	62	10,163
FST	18	55	10	1,639
PTO	16	5	1	164
TOTALS	3,528		3,004	492,456

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0 100	0	0	895.00	SF	10.00	10.00	100	2010
2	0855	CONC PAVER	0 100	0	0	87.00	SF	10.00	10.00	100	2010
3	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2010
4	0855	CONC PAVER	0 100	0	0	1,046.00	SF	7.00	7.00	100	2016
5	0855	CONC PAVER	0 100	0	0	181.00	SF	7.00	7.00	100	2016
6	0600	SUMMER KIT	0 100	0	0	1.00	UT	5,000.00	5,000.00	100	2016
7	1127	BRICK 8"	0 100	0	0	315.00	SF	11.00	11.00	100	2016

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0003	R-1	0.00	0.00	1.00	LT	



611 FERDINAND CT, FERNANDINA BEACH				XF DATE						LAND DATE		03/13/2024		MLU	
				INC DATE						AG DATE					
UNITS		UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES				
895.00		SF	10.00	10.00	100	2010	2010	3	91	8,145					
87.00		SF	10.00	10.00	100	2010	2010	3	91	792					
1.00		UT	2,000.00	2,000.00	100	2010	2010	3	94	1,880					
1,046.00		SF	7.00	7.00	100	2016	2016	3	96	7,029					
181.00		SF	7.00	7.00	100	2016	2016	3	96	1,216					
1.00		UT	5,000.00	5,000.00	100	2016	2016	3	74	3,700					
315.00		SF	11.00	11.00	100	2016	2016	3	99	3,430					

TOTAL OB/XF											
26,192											

NASSAU COUNTY PROPERTY											
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VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 2						Tax Dist:					
BUILDING MARKET VALUE						492,456					
TOTAL MARKET OB/XF VALUE						26,192					
TOTAL LAND VALUE - MARKET						150,000					
TOTAL MARKET VALUE						668,648					
SOH/AGL Deduction						151,634					
ASSESSED VALUE						517,014					
TOTAL EXEMPTION VALUE						HX HB 50,000					
BASE TAXABLE VALUE						467,014					
TOTAL JUST VALUE						668,648					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						636,900					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20160386	REARFOP	8,928	02/15/2016
20151408	ENCLFOP	27,500	06/18/2015
20101605	OTHER	1,000	09/16/2010
20100087	HVAC	5,890	06/01/2010
20100802	OTHER	6,525	05/13/2010
20100720	ELEC OTHER	2,100	05/04/2010

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2156/1040	11/03/2017	WD	Q	I	02	550,000			
GRANTOR: CUSIMANO FREDERICK J									
GRANTEE: ALLEN SUSANNE L & R									
1954/1553	12/29/2014	WD	Q	I	01	425,000			
GRANTOR: STEPHENSON JAMES P &									
GRANTEE: CUSIMANO FREDERICK									

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2010] W15 FEP=[YR=2015] W20 FOP=[YR=2016] N11 W15 S14 E14 N3 E1\$ W1 S3 E1 S7 E20 N10\$ S10 W20 N7 W15 S52E11 FOP=[YR=2010] S7 E10 N4 W2 N5 W6 S2 W2\$ E2 N2 E6 S5 E11 FGR=[YR=2010] S12 E20 N2 E10 N20 W3PT0=[YR=2010] N4 W4 S4 E4\$ W7 S2 W4 FST=[YR=2010] W6 S3 E6 N3\$ S3 W6 N3 W10 S8\$ N8 E20 N50\$.											