LOT 143
IN OR 2243/1053
ISLE DE MAI AT AMELIA #2

DOUCETTE KELLY/SWARTZ ARTHUR
2819 FERDINAND CT
FERNANDINA BEACH, FL 32034-9263

2024

00-00-31-087I-0143-0000

BUILDING CHARACTERISTICS

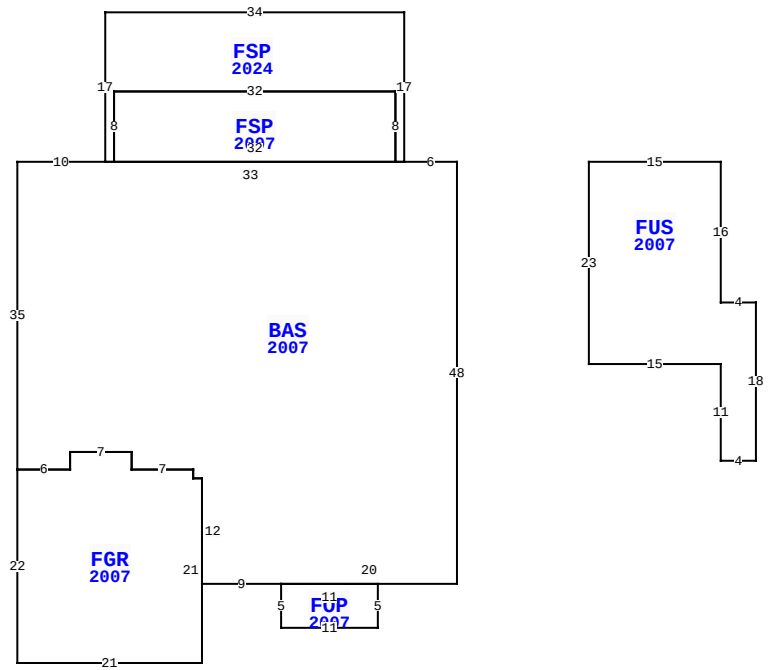
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,114	100	2,114	329,482
FGR	475	55	261	40,679
FOP	55	30	16	2,494
FSP	256	40	102	15,898
FSP	322	40	129	20,106
FUS	417	100	417	64,992
TOTALS	3,639		3,039	473,650

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,039	102.6720	169.41	514,837	2007	2007	0	0	0	8.00	92.00

1 SFR CUST – 100% - 2019 Heated Area: 2531 HX Base Yr 2019



2819 FERDINAND CT, FERNANDINA BEACH

BLD DATE	09/24/2007 KK	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		473,650
TOTAL MARKET OB/XF VALUE		16,792
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		640,442
SOH/AGL Deduction		225,765
ASSESSED VALUE		414,677
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		364,677
TOTAL JUST VALUE		640,442
NCON VALUE		14,224
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		596,097

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20230106	8.5*34 SCREEN ENC	51,057	02/20/2023
20101436	TANKS/BLRS	950	08/27/2010
20101416	ELEC OTHER	900	08/24/2010
20071862	OTHER	1,640	10/03/2007
20071105	H/AC	6,750	06/14/2007
20070919	OTHER	6,671	05/23/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2243/1053	12/12/2018	WD	Q	I	01	525,000
GRANTOR: COOPER ANITA S						
GRANTEE: DOUCETTE KELLY & AR						
1532/1334	10/29/2007	WD	Q	I		345,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: COOPER ANITA S						

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	91	1,820	
2	0855	CONC PAVER	0	100	0	0	621.00	SF	10.00	10.00	100	2007	2007	3	88	5,465	
3	0855	CONC PAVER	0	100	0	0	299.00	SF	10.00	10.00	100	2007	2007	3	88	2,631	
4	0855	CONC PAVER	0	100	0	0	397.00	SF	10.00	10.00	100	2007	2007	3	88	3,494	
5	0911	SCRN RM A	0	100	31	8	248.00	SF	17.50	17.50	100	2007	2007	3	31	1,345	
6	0911	SCRN RM A	0	100	3	8	24.00	SF	17.50	17.50	100	2007	2007	3	31	130	
7	0462	ST/AL FNC	0	100	81	0	324.00	SF	10.00	10.00	100	2008	2008	3	52	1,685	
8	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2008	2008	3	74	222	

BUILDING DIMENSIONS

BAS=[YR=2007;ORIG=0,0] W6 W1 W33 W10 S35 E6 N2 E7 S2 E7 S1 E1 S12 E9 E20 N48 $
FGR=[YR=2007;ORIG=-50,35] S22 E21 N21 W1 N1 W7 N2 W7 S2 W6 $
FUS=[YR=2007;ORIG=15,0] E15 S16 E4 S18 W4 N11 W15 N23 $
FSP=[YR=2024;ORIG=-40,-17] E34 S17 W1 N8 W32 S8 W1 N17 $
FSP=[YR=2007;ORIG=-7,0] N8 W32 S8 E32 $
FOP=[YR=2007;ORIG=-20,48] S5 E11 N5 W11 $
PTR=[ORIG=0,0] E15 W15 $
.

LAND DESCRIPTION

TOTAL OB/XF 16,792

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