LOT 145
IN OR 1989/399
ISLE DE MAI AT AMELIA #2

WEIDENHAFT JOHN L & MARCIA D
2835 FERDINAND CT
FERNANDINA BEACH, FL 32034

2024

00-00-31-087I-0145-0000

BUILDING CHARACTERISTICS

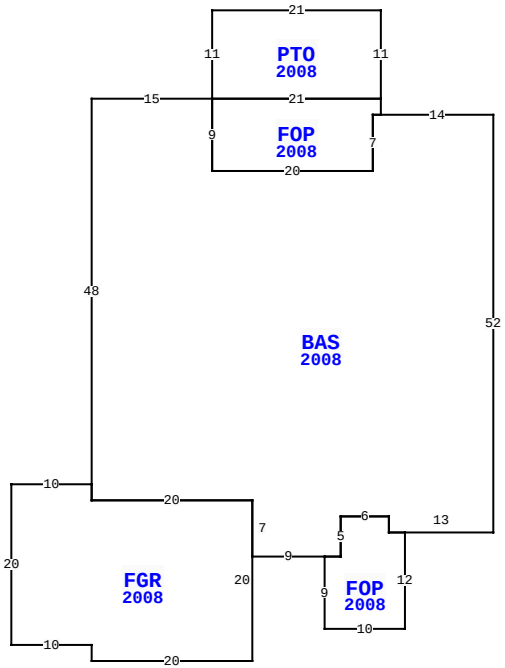
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,431	100	2,431	393,765
FGR	600	55	330	53,452
FOP	126	30	38	6,155
FOP	182	30	55	8,909
PTO	231	5	12	1,943
TOTALS	3,570		2,866	464,225

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,866	106.1260	175.11	501,865	2008	2008	0	0	0	7.50	92.50

1 SFR CUST – 100% - 2016 Heated Area: 2431 HX Base Yr 2016



2835 FERDINAND CT, FERNANDINA BEACH

BLD DATE	01/23/2008 DJ	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		464,225
TOTAL MARKET OB/XF VALUE		12,495
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		626,720
SOH/AGL Deduction		272,677
ASSESSED VALUE		354,043
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		304,043
TOTAL JUST VALUE		626,720
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		596,172

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20071927	H/AC	5,590	10/11/2007
20071594	ELEC OTHER	2,000	08/27/2007
20071581	OTHER	7,295	08/23/2007
20071424	CO ISSUED	250,000	07/31/2007
20071424	NEW CONSTR	250,000	07/31/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1989/0399	6/27/2015	WD	Q	I	01	388,900
GRANTOR: FIGUEREDO DOMINGO A &						
GRANTEE: WEIDENHAFT JOHN L &						
1552/0788	2/25/2008	WD	Q	I		358,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: FIGUEREDO DOMINGO A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W14 FOP=[YR=2008] N2 PTO=[YR=2008] N11 W21 S11 E21$ W21 S9 E20 N7 E1$ W1 S7 W20 N9 W15 S48 FGR=[YR=2008] W10 S20 E10 S2 E20 N20 W20 N2$ S2 E20 S7 E9 FOP=[YR=2008] S9 E10 N12 W2 N2 W6 S5 W2$ E2 N5 E6 S2 E13 N52$.

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	2008	2008	3	92	3,220	
2	0855	CONC PAVER	0	100	28	4	112.00	SF	10.00	10.00	100	2008	2008	3	89	997	
3	0855	CONC PAVER	0	100	0	0	800.00	SF	10.00	10.00	100	2008	2008	3	89	7,120	
4	0911	SCRN RM A	0	100	21	9	189.00	SF	17.50	17.50	100	2008	2008	3	35	1,158	

LAND DESCRIPTION

TOTAL OB/XF 12,495

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 01/15/2019 BY DJA Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/06/2024 BY SYS