



BUILDING CHARACTERISTICS	
ELEMENT	CD
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	14 CARPET 70
Interior Floor	11 CLAY TILE 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

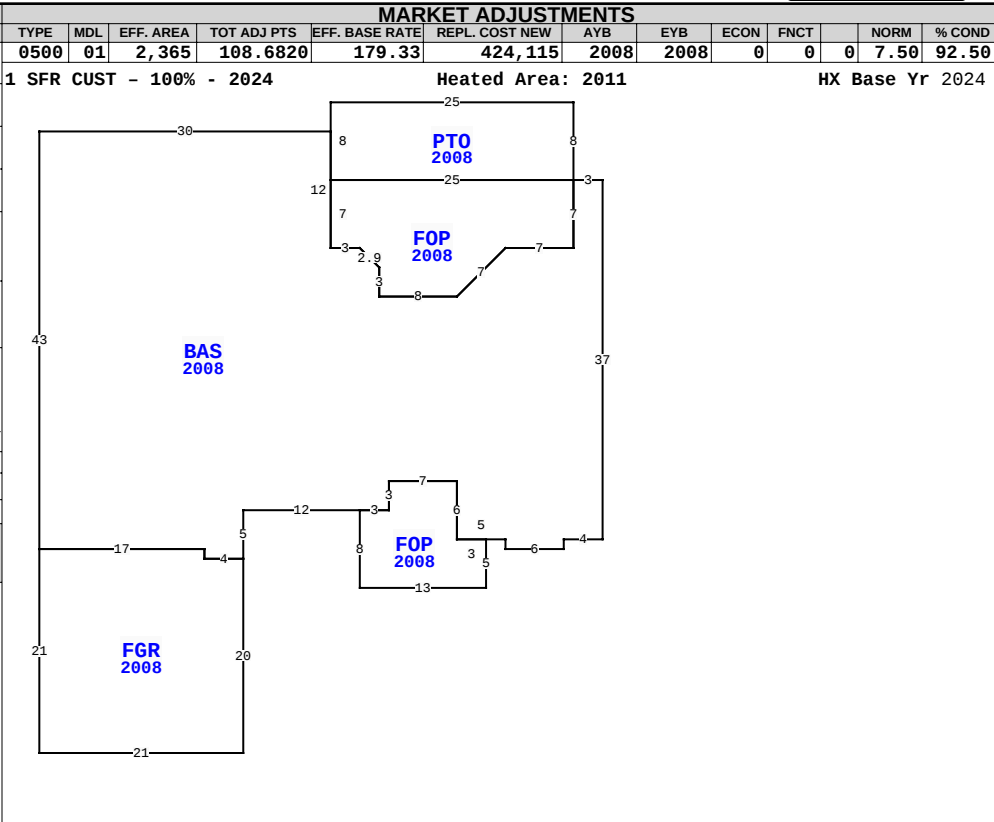
Quality	03	Quality Level 03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1079.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,011	100	2,011	333,586
FGR	437	55	240	39,811
FOP	116	30	35	5,806
FOP	230	30	69	11,446
PTO	200	5	10	1,659

TOTALS	2,994	2,365	392,306
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	
2	0855	CONC PAVER	0	100	34	4	136.00	SF	10.00	10.00	
3	0855	CONC PAVER	0	100	0	0	542.00	SF	10.00	10.00	
4	0911	SCRN RM A	0	100	25	7	175.00	SF	17.50	17.50	

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



2839 FERDINAND CT, FERNANDINA BEACH	BLD DATE 01/23/2008	DJ	LGL DATE	03/13/2024	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

TOTAL OB/XF											
8,946											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE			392,306
TOTAL MARKET OB/XF VALUE			8,946
TOTAL LAND VALUE - MARKET			150,000
TOTAL MARKET VALUE			551,252
SOH/AGL Deduction			0
ASSESSED VALUE			551,252
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			501,252
TOTAL JUST VALUE			551,252
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			523,885

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20071702	ELEC OTHER	2,000	09/10/2007
20071669	OTHER	5,016	09/05/2007
20071591	ELEC OTHER	2,000	08/27/2007
20071499	CO ISSUED	0	08/21/2007
20071499	NEW CONSTR	0	08/21/2007

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2687/459	12/14/2023	WD Q	Q	I	01
GRANTOR: DOUGLAS ALLAN C & WIL					
GRANTEE: CUNNINGHAM BARBARA					
1831/1043	12/20/2012	WD Q	Q	I	02
GRANTOR: PIERSON PAUL B & SHER					
GRANTEE: DOUGLAS ALAN C & WI					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2008] W3 PTO=[YR=2008] N8 W25 S8 FOP=[YR=2008] S7 E3 D2 R2 S3 E8 U5 R5 E7 N7 W25\$ E25\$ S7 W7 D5 L5 W8 N3 U2 L2 W3 N12 W30 S43 FGR=[YR=2008] S21 E21 N20 W4 N1 W17\$ E17 S1 E4 N5 E12 FOP=[YR=2008] S8 E13 N5 W3 N6 W7 S3 W3\$ E3 N3 E7 S6 E5 S1E6N1E4 N37\$.											