LOT 187
IN OR 1947/1675
ISLE DE MAI AT AMELIA #2

SMITH LIVING TRUST/SMITH GLEN A TRUSTEE
PO BOX 15462
FERNANDINA BEACH, FL 32035

2024

00-00-31-087I-0187-0000

BUILDING CHARACTERISTICS

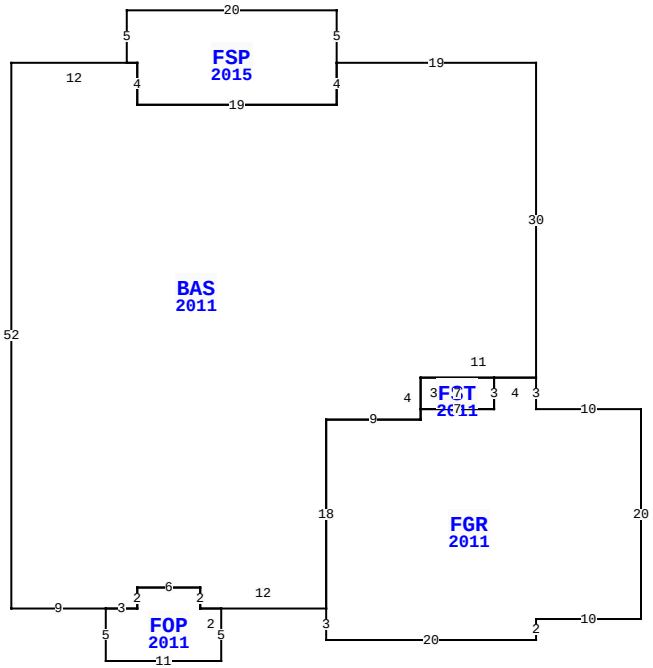
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 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	2,108	100	2,108	352,156
FGR	643	55	354	59,138
FOP	67	30	20	3,341
FSP	176	40	70	11,694
FST	21	55	12	2,005
TOTALS	3,015		2,564	428,334

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,564	107.7120	177.72	455,674	2011	2011	0	0	0	6.00	94.00

1 SFR CUST – 100% - 2013 Heated Area: 2108 HX Base Yr 2013



674 FERDINAND CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/13/2024 MLU
INC DATE		AG DATE	

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	1,014.00	SF	10.00	10.00	100	2011	2011	3	92	9,329	
2	0855	CONC PAVER	0	100	0	0	336.00	SF	10.00	10.00	100	2015	2015	3	95	3,192	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		428,334
TOTAL MARKET OB/XF VALUE		12,521
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		590,855
SOH/AGL Deduction		280,239
ASSESSED VALUE		310,616
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		260,616
TOTAL JUST VALUE		590,855
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		561,752

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2024-0354	GLASS WALLS	27,783	07/02/2024
20111069	H/AC	4,000	06/29/2011
20111045	NEW CONSTR	4,000	06/24/2011
20110951	NEW CONSTR	2,000	06/13/2011
20110840	NEW CONSTR	217,250	05/31/2011
20110842	REPAIR/RRF	3,000	05/31/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1947/1675	10/20/2014	WD	U	I	11	100
GRANTOR: SMITH GLEN A & CLAUDI						
GRANTEE: SMITH LIVING TRUST						
1792/1105	3/09/2012	WD	Q	I	02	312,500
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: SMITH GLEN A & CLAU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W19 FSP=[YR=2015] N5 W20 S5 E1 S4 E19 N4 $ S4 W19 N4 W12 S52 E9 FOP=[YR=2011] S5 E11 N5 W2 N2 W6 S2 W3 $ E3 N2 E6 S2 E12 FGR=[YR=2011] S3 E20 N2 E10 N20 W10 N3 W4 FST=[YR=2011] W7 S3 E7 N3 $ S3 W7 S1 W9 S18 $ N18 E9 N4 E11 N30 $.

LAND DESCRIPTION

TOTAL OB/XF 12,521

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	000000	C	VAC RES	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 01/24/2019 BY DJA Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/06/2024 BY SYS