

LOT 188
IN OR 1931/1497
ISLE DE MAI AT AMELIA #2

THOMPSON FAMILY JOINT TRUST/THOMPSON DENHAM M B TR
670 FERDINAND CT
FERNANDINA BEACH, FL 32034

2024

00-00-31-087I-0188-0000



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	11	CLAY TILE 60
Interior Floo	14	CARPET 40
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	2,249	100	2,249	382,376
FGR	422	55	232	39,445
FOP	103	30	31	5,271
FSP	112	40	45	7,651
FSP	279	40	112	19,042
FST	15	55	8	1,360

TOTALS	3,180		2,677	455,145
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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		564.00	SF 10.00	100	2010
2	0855	CONC PAVER	0	100	0	0		135.00	SF 10.00	100	2010
3	0504	FP-ELECTRI	0	100	0	0		1.00	UT 2,000.00	100	2010
4	0855	CONC PAVER	0	100	5	3		15.00	SF 10.00	100	2011
5	0855	CONC PAVER	0	100	0	0		100.00	SF 10.00	100	2011

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	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,677	110.2080	181.84	486,786	2010	2010	0	0	6.50	93.50
1 SFR CUST - 100% - 2011											
Heated Area: 2249											
HX Base Yr 2011											
670 FERDINAND CT, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
03/13/2024 MLU											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		455,145	
TOTAL MARKET OB/XF VALUE		9,299	
TOTAL LAND VALUE - MARKET		150,000	
TOTAL MARKET VALUE		614,444	
SOH/AGL Deduction		299,051	
ASSESSED VALUE		315,393	
TOTAL EXEMPTION VALUE		HX HB WR	55,000
BASE TAXABLE VALUE		260,393	
TOTAL JUST VALUE		614,444	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		584,086	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100931	REMODEL	1,200	06/07/2010
20100554	OTHER	1,500	04/05/2010
20091783	H/AC	5,830	12/31/2009
20091654	OTHER	6,120	12/04/2009
20091600	ELEC OTHER	2,100	11/23/2009
20091272	NEW CONSTR	228,674	09/21/2009

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1931/1497	8/08/2014	WD U	I	11	100
GRANTOR: THOMPSON D MICHAEL &					
GRANTEE: THOMPSON DENAM MICH					
1683/0379	6/03/2010	WD Q	I	01	330,000
GRANTOR: SEDA CONSTRUCTION COM					
GRANTEE: THOMPSON D MICHAEL					

BUILDING NOTES											
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BUILDING DIMENSIONS											
FSP=[YR=2013] W28 BAS=[YR=2010] W30 S43 FGR=[YR=2010] S21 E21 N20 W4 N1 W9 FST=[YR=2010] W5S3E5N3\$ S3 W5 N3 W3\$ E17 S1 E4 S2 E12 FOP=[YR=2010] S7 E13 N4 W3 N6 W7 S3 W3\$ E3 N3 E7 S6 E5 S1 E6 N1 E4 N37 FSP=[YR=2013] N8 W28 S8 E3 D2 R2 S3 E8 U5 R5 E10\$ W10 D5 L5 W8 N3 U2 L2 W3 N12\$ S4 E28 N4\$.											