

LOT 190
IN OR 1679/591
ISLE DE MAI AT AMELIA #2

LAVOIE WILLIAM J JR & TERESA M
652 FERDINAND CT
FERNANDINA BEACH, FL 32034

2024

00-00-31-087I-0190-0000



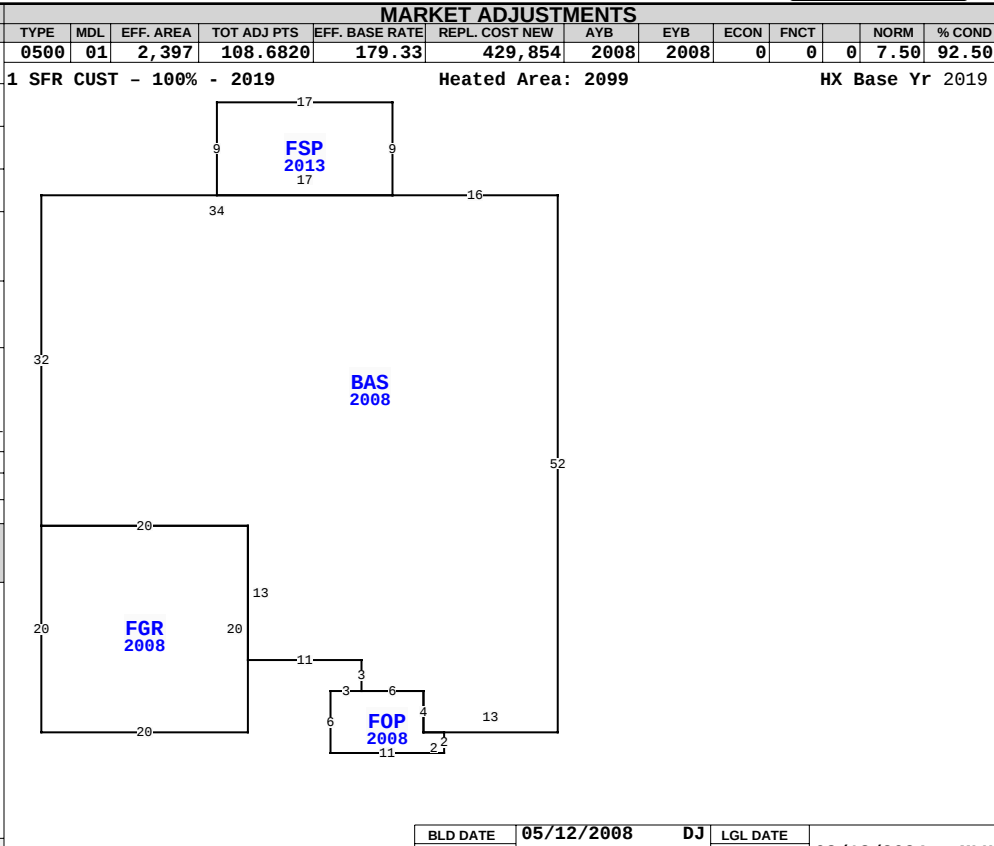
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	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	2,099	100	2,099	348,183
FGR	400	55	220	36,494
FOP	58	30	17	2,820
FSP	153	40	61	10,119
TOTALS	2,710		2,397	397,615

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	19	4	76.00	SF	10.00	10.00	100	2008
2	0855	CONC PAVER	0 100	0	0	570.00	SF	10.00	10.00	100	2008
3	0462	ST/AL FNC	0 100	0	0	504.00	SF	10.00	10.00	100	2009

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	



BLD DATE	05/12/2008	DJ	LGL DATE	
XF DATE			LAND DATE	03/13/2024
INC DATE			AG DATE	MLU

TOTAL OB/XF											
8,571											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		397,615	
TOTAL MARKET OB/XF VALUE		8,571	
TOTAL LAND VALUE - MARKET		150,000	
TOTAL MARKET VALUE		556,186	
SOH/AGL Deduction		199,544	
ASSESSED VALUE		356,642	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		306,642	
TOTAL JUST VALUE		556,186	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		528,606	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20072249	H/AC	5,110	12/18/2007
20071751	NEW CONSTR	250,000	09/17/2007

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1679/0591	5/28/2010	WD Q	I	I	02
GRANTOR: OSBORNE WILLIAM K & N					
GRANTEE: LAVOIE WILLIAM J JR					
1584/0803	9/09/2008	WD Q	I		
GRANTOR: SEDA CONSTRUCTION COM					
GRANTEE: OSBORNE WILLIAM K &					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2008] W16 FSP=[YR=2013] N9 W17 S9 E17\$ W34 S32 FGR=[YR=2008] S20 E20 N20 W20\$ E20 S13 E11 S3 FOP=[YR=2008] W3 S6 E11 N2 W2 N4 W6 \$ E6 S4 E13 N52\$.											