

LOT 193
IN OR 2150/149
ISLE DE MAI AT AMELIA #2

MECKS JENNIFER L & MARK D
638 FERDINAND CT
FERNANDINA BEACH, FL 32034

2024

00-00-31-087I-0193-0000



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 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1079.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,442	100	2,442	405,874
FEP	192	80	154	25,596
FGR	466	55	256	42,549
FOP	108	30	32	5,318
FST	18	55	10	1,662
FUS	334	100	334	55,513

TOTALS	3,560		3,228	536,511
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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	29	3	87.00	SF	10.00	10.00	100	2010
2	0855	CONC PAVER	0 100	0	0	582.00	SF	10.00	10.00	100	2010
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2010
4	0855	CONC PAVER	0 100	0	0	48.00	SF	10.00	10.00	100	2015

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		R-1	0.00	0.00	1.00	LT	

REVIEW DATE	01/14/2021	BY	TWA
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,228	107.7320	177.76	573,809	2010	2010	0	0	6.50	93.50
1 SFR CUST - 100% - 2022 Heated Area: 2776 HX Base Yr 2022											

638 FERDINAND CT, FERNANDINA BEACH	BLD DATE	LGL DATE	03/13/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	29	3	87.00	SF	10.00	10.00	100	2010	2010	3	91	792	
2	0855	CONC PAVER	0 100	0	0	582.00	SF	10.00	10.00	100	2010	2010	3	91	5,296	
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2010	2010	3	94	3,290	
4	0855	CONC PAVER	0 100	0	0	48.00	SF	10.00	10.00	100	2015	2015	3	95	456	

TOTAL OB/XF											
9,834											

Total Acres: 0.00	Total Land Value: 150,000	Market: 0	Agricultural: 0	Common: 150,000
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NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		536,511	
TOTAL MARKET OB/XF VALUE		9,834	
TOTAL LAND VALUE - MARKET		150,000	
TOTAL MARKET VALUE		696,345	
SOH/AGL Deduction		70,083	
ASSESSED VALUE		626,262	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		576,262	
TOTAL JUST VALUE		696,345	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		662,310	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110111	REMODEL	4,800	01/25/2011
20100463	OTHER	1,000	03/18/2010
20091699	H/AC	7,300	12/15/2009
20091598	ELEC OTHER	2,100	11/23/2009
20091564	OTHER	7,927	11/17/2009
20091177	NEW CONSTR	280,556	09/01/2009

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2460/0298	5/04/2021	WD Q	I	01	
GRANTOR: SC REAL ESTATE LLC					
GRANTEE: MECKS JENNIFER L &					
2150/0149	9/06/2017	WD U	I	37	
GRANTOR: PATTERSON BARBARA J					
GRANTEE: SC REAL ESTATE LLC					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2010] W14 FEP=[YR=2011] N4 W25 S4 E1 S4 E23 N4 E1\$ W1 S4 W23 N4 W18 S39 FST=[YR=2010] S3 FGR=[YR=2010] S19 E22 N22 W16 S3 W6\$ E6 N3 W6\$ E22 S12 E11 FOP=[YR=2010] S6 E12 N8 W3 N3 W6 S5 W3\$ E3 N5 E6 S3 E14 N49\$ PTR= E15 FUS=[YR=2010] E2 N4 E10 S4 E2 S15 W2 S10 W6 N6 W6 N19\$ W15\$.											