

LOT 21
IN OR 2209/290
OCEAN RIDGE REPLAT PB 5/227

HEYMAN MARTIN DONALD & FERN MICHELLE
144 IBIS CT
FERNANDINA BEACH, FL 32034

2024

00-00-31-155R-0021-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 80
Exterior Wall	16 WD FR STUC 20
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	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100
BUD8 Adjustme	02 DIST FB 100

Quality	03	Quality Level 03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1075.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,311	100	1,311	156,991
FEP	195	80	156	18,681
FGR	494	55	272	32,572
FOP	77	30	23	2,754
FOP	48	30	14	1,677
FUS	501	100	501	59,994
PTO	72	5	4	479
TOTALS	2,698		2,281	273,148

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0812	CONCRETE C	0	100	0	0	1,140.00	SF	4.00	4.00
2	0810	CONCRETE A	0	100	24	3	72.00	SF	6.50	6.50
3	0810	CONCRETE A	0	100	22	3	66.00	SF	8.13	8.13

LAND DESCRIPTION										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	000100	C	SFR	100		R-2	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	% COND
0900	01	2,281	111.1320	138.92	316,877	1988	1995	0	0	0 13.80 86.20
1 SNGL FAM - 100% - 2020 Heated Area: 1812 HX Base Yr 2020										
144 IBIS CT, FERNANDINA BEACH										
BLD DATE	04/15/2008	DJJW	LGL DATE	07/24/2024	MLU					
XF DATE	04/15/2008	DJJW	LAND DATE							
INC DATE			AG DATE							

TOTAL OB/XF										
3,032										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	000100	C	SFR	100		R-2	0.00	0.00	1.00	LT

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		273,148	
TOTAL MARKET OB/XF VALUE		3,032	
TOTAL LAND VALUE - MARKET		260,000	
TOTAL MARKET VALUE		536,180	
SOH/AGL Deduction		162,856	
ASSESSED VALUE		373,324	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		323,324	
TOTAL JUST VALUE		536,180	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		487,692	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090791	REPAIR/RRF	4,000	06/19/2009
5609	XFOB	500	10/04/1989
2286	NEW CONSTR	2,400	12/15/1988
5020	NEW CONSTR	72,080	09/26/1988

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2209/0290	7/06/2018	PR U	I	19	
GRANTOR: BRANCH THOMAS E III P					
GRANTEE: HEYMAN MARTIN DONALD					
1310/1224	4/19/2005	WD Q	I		
GRANTOR: YOUNG LYNNETTE W					
GRANTEE: BRANCH L GUYTON					

BUILDING NOTES										

BUILDING DIMENSIONS										
BAS=[YR=1993] W2 FEP=[YR=2007] N13 W15 S13 E15\$ W15 S4 W8 S10 W11 S36 FGR=[YR=1993] S22 E21 N8 E4 N8 W4 N6 FOP=[YR=1993] N11 W7 S11 E7\$ W21\$ E14 N11 E9 S3 E11N14 PTO=[YR=1993] E6 N12 W6 FOP=[YR=2007] W4 S12 E4 N12\$ S12\$ W4 N12 E6 N16\$ PTR=E15 FUS=[YR=1993] E25 S15 W7 S7 W18 N22\$ W15\$.										