LOT 28
IN OR 2166/1096
OCEAN RIDGE PB 5/103 & 104

ARNDT RICHARD W & TAMRA K
147 IBIS CT
FERNANDINA BEACH, FL 32034

2024

00-00-31-155R-0028-0000

BUILDING CHARACTERISTICS

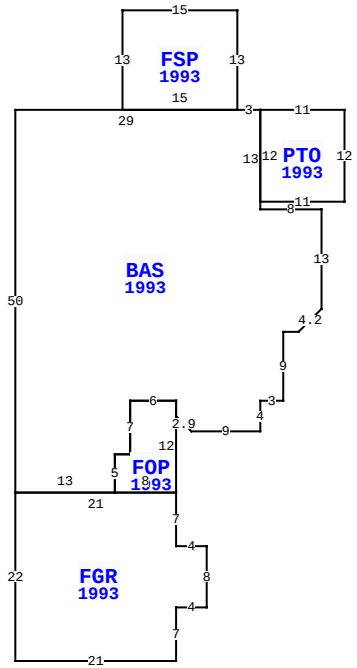
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,579	100	1,579	187,750
FGR	494	55	272	32,342
FOP	82	30	25	2,973
FSP	195	40	78	9,274
PTO	132	5	7	833
TOTALS	2,482		1,961	233,171

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,961	110.3480	137.94	270,500	1988	1995	0	0	0	13.80	86.20

1 SNGL FAM – 100% - 2019 Heated Area: 1579 HX Base Yr 2019



147 IBIS CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	07/24/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		233,171
TOTAL MARKET OB/XF VALUE		3,247
TOTAL LAND VALUE - MARKET		260,000
TOTAL MARKET VALUE		496,418
SOH/AGL Deduction		190,942
ASSESSED VALUE		305,476
TOTAL EXEMPTION VALUE	SX HX HB	100,000
BASE TAXABLE VALUE		205,476
TOTAL JUST VALUE		496,418
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		449,615

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20042380	REPAIR/RRF	6,000	12/17/2004
20042255	REPAIR/RRF	5,000	12/03/2004
2257	NEW CONSTR	2,000	11/17/1988
979	H/AC	2,400	11/17/1988
4979	NEW CONSTR	71,785	08/22/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2166/1096	12/28/2017	WD	Q	I	02	315,000
GRANTOR: MOORE F WILSON						
GRANTEE: ARNDT RICHARD W & T						
1907/1272	3/13/2014	WD	Q	I	02	265,000
GRANTOR: DUNN WALLACE ERIC						
GRANTEE: MOORE F WILSON						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1993] W11 BAS=[YR=1993] W3 FSP=[YR=1993] N13 W15 S13E15$ W29 S50 FGR=[YR=1993] S22 E21 N7 E4 N8 W4 N7 FOP=[YR=1993] N12 W6 S7 W2 S5 E8$ W21$ E13 N5 E2 N7 E6 S2 D2 R2 E9 N4 E3 N9 E2 U3 R3 N13 W8 N13$ S12 E11 N12$.

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	0812	CONCRETE C	0	100	64	17	1,088.00	SF	4.00	4.00	100	1988	1988	3	54.5	2,372	
2	0810	CONCRETE A	0	100	0	0	247.00	SF	6.50	6.50	100	1988	1988	3	54.5	875	

LAND DESCRIPTION

TOTAL OB/XF 3,247

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	000100	C	SFR	100		R-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	260,000.00	260,000.00	260,000							

REVIEW DATE 08/21/2019 BY DJA Total Acres: 0.00 Total Land Value: 260,000 Market: 0 Agricultural: 0 Common: 260,000 PRINTED 08/06/2024 BY SYS