

LOT 4
IN OR 1879/1895
SEASCAPE AT AMELIA PB 6/378

TEMPLETON SEBASTIEN R & LAUREN
736 WHITE IBIS WAY
FERNANDINA BEACH, FL 32034

2024

00-00-31-1677-0004-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	23	REINF CONC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3.5	100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units	0	100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1023.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	645	100	645	106,401
FGR	583	55	321	52,953
FOP	216	30	65	10,723
FOP	372	30	112	18,476
FOP	372	30	112	18,476
FUS	1,137	100	1,137	187,562
FUS	1,137	100	1,137	187,562
UOP	372	20	74	12,207
TOTALS	4,834		3,603	594,360

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EXTRA FEATURES									
L N	OB/ XF CODE	DESCRIPTION		BLD	CAP	L	W		
1	0500	FP- PRE FAB		0	100	0	0		
2	0810	CONCRETE A		0	100	0	0		
3	0810	CONCRETE A		0	100	42	3		
4	0479	VF PICKET		0	100	0	0		
5	0855	CONC PAVER		0	100	0	0		

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	000100	C	SFR	100	0003	R-2	80.00	98.00	1.00	LT		1.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0500	01	3,603	119.7315	179.60	647,099	2006	2006	0	0	0	8.15	91.85	
1 SFR CUST - 100% - 2015													
Heated Area: 2919													
HX Base Yr 2015													

736 WHITE IBIS WAY, FERNANDINA BEACH													
TOTAL OB/XF 20,399													

NASSAU COUNTY PROPERTY													
PAGE 1 of 1 2													
VALUATION SUMMARY													
STANDARD													
VALUATION BY													
Tax Group: 2 Tax Dist:													
BUILDING MARKET VALUE 594,360													
TOTAL MARKET OB/XF VALUE 20,399													
TOTAL LAND VALUE - MARKET 225,000													
TOTAL MARKET VALUE 839,759													
SOH/AGL Deduction 281,992													
ASSESSED VALUE 557,767													
TOTAL EXEMPTION VALUE HX HB 50,000													
BASE TAXABLE VALUE 507,767													
TOTAL JUST VALUE 839,759													
NCON VALUE 0													
INCOME VALUE													
PREVIOUS YEAR MKT VALUE 813,352													

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200056	REMODEL	300,000	03/16/2020
20081139	VINYL FENCE	1,725	07/09/2008
20060899	45 HD IRRIGATION	1,200	04/26/2006
20060220	GAS PIPING FOR FI	1,000	01/27/2006
20060207	H/AC	12,950	01/25/2006
20052644	PLUMBING NC	13,000	09/13/2005

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1879/1895	9/17/2013	WD	Q	I	02	570,000			
GRANTOR: HAGGARD W CHARLES & A									
GRANTEE: TEMPLETON SEBASTIEN									
1867/1776	6/20/2013	QC	U	I	11	100			
GRANTOR: HAGGARD W CHARLES & A									
GRANTEE: HAGGARD W CHARLES &									

BUILDING NOTES													
BUILDING DIMENSIONS													
FOP=[YR=2006] N8 FGR=[YR=2006] N30 UOP=[YR=2006] N12 W31 S12 E31\$W15 BAS=[YR=2006] W23 S38 E11 N8 E5 N19 E7 N11\$S11 W7 S19 E22\$W27 S8 E27\$ PTR=E10 FUS=[YR=2006] N25 E7 N13 FOP=[YR=2021] N12 E31 S12 W31\$ E31 S30 W27 S8 W11\$ W10\$ PTR=E58 FUS=[YR=2006] N25 E7 N13 FOP=[YR=2021] N12 E31 S12 W31\$E31 S30 W27 S8 W11\$ W58\$.													