

LOT 115
IN OR 2139/1050
ISLE DE MAI AT AMELIA #2

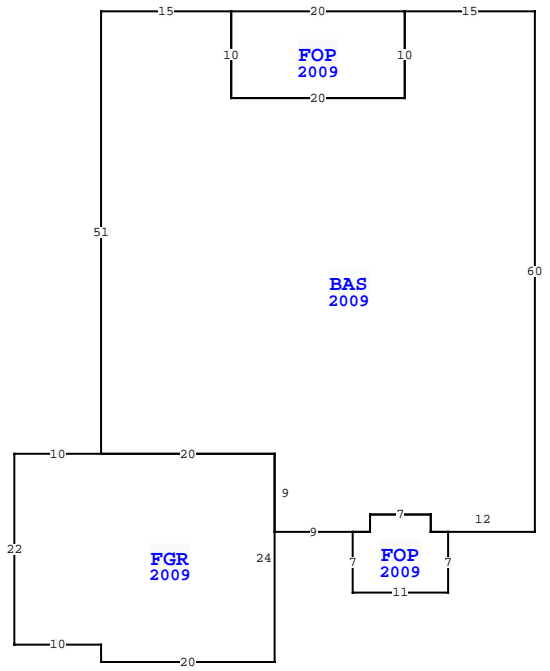
TYSON JEFFREY B &/GUESS GRETCHEN G
2971 FERDINAND CT
FERNANDINA BEACH, FL 32034

2025

00-00-31-087I-0115-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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 Floor	11	CLAY TILE	50
Interior Floor	15	HARDTILE	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	0	0	100
Units	0	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	YEAR
BAS	2,606	100	2009
FGR	700	55	2009
FOP	91	30	2009
FOP	200	30	2009
TOTALS	3,597		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	01	3,078	112.2400	195.07	600,425	2009	2009	0	0	0	7.50	92.50
1 SFR CUST - 100% - 2019 Heated Area: 2606 HX Base Yr 2019												



NASSAU COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			555,393
TOTAL MARKET OB/XF VALUE			17,439
TOTAL LAND VALUE - MARKET			150,000
TOTAL MARKET VALUE			722,832
SOH/AGL Deduction			264,672
ASSESSED VALUE			458,160
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			407,438
TOTAL JUST VALUE			722,832
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			697,982

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20180737	KIT REMODEL	125,000	03/02/2018
20100065	OTHER	1,300	01/13/2010
20091096	H/AC	7,790	08/19/2009
20090967	OTHER	7,222,009	07/22/2009
20090895	ELEC OTHER	2,100	07/09/2009
20090847	NEW CONSTR	267,823	06/30/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2139/1050	8/09/2017	WD Q	Q	I	01	460,000
GRANTOR: BIETENHOLZ JOSHUA & K						
GRANTEE: TYSON JEFFREY B & G						
1759/0205	9/29/2011	WD Q	Q	I	02	350,000
GRANTOR: SMITH CLARENCE						
GRANTEE: BIETENHOLZ JOSHUA &						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0855	CONC PAVER	0	100	0	1,173.00	SF	10.00	10.00	100	2009	2009
2	0855	CONC PAVER	0	100	27	81.00	SF	10.00	10.00	100	2009	2009
3	0855	CONC PAVER	0	100	0	456.00	SF	7.00	7.00	100	2010	2010
4	0462	ST/AL FNC	0	100	0	608.00	SF	10.00	10.00	100	2010	2010

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		03/13/2024	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2009] W15 FOP=[YR=2009] W20 S10 E20 N10\$ S10 W20 N10 W15 S51 FGR=[YR=2009] W10 S22 E10 S2 E20 N24 W20\$ E20 S9 E9 FOP=[YR=2009] S7 E11 N7 W2 N2 W7 S2 W2\$ E2 N2 E7 S2 E12 N60\$.	

LAND DESCRIPTION																	TOTAL OB/XF									
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	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV		
1	000100	C	RES	100	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	150,000									