

LOT 116
IN OR 1934/1895
ISLE DE MAI AT AMELIA #2

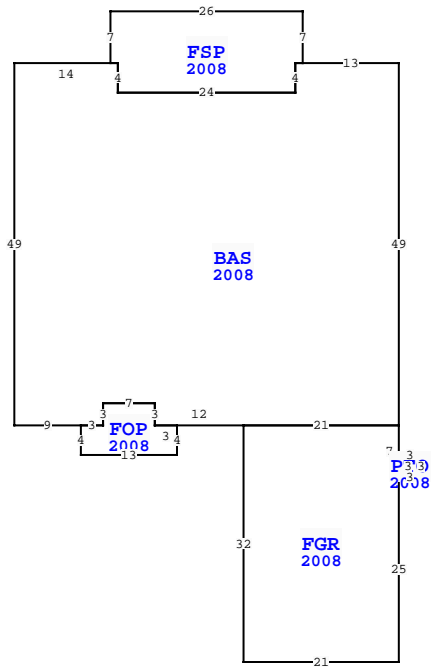
DIXON JOHN CLINTON & CLAUDIA RUSSO
2975 FERDINAND CT
FERNANDINA BEACH, FL 32034

2025

00-00-31-087I-0116-0000

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	70
Interior Floor	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.	1.	100
Units		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	2,431	100	2008
FGR	672	55	2008
FOP	73	30	2008
FSP	278	40	2008
PTO	9	5	2008
TOTALS	3,463		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR CUST	- 100%	- 2015		Heated Area: 2431					HX Base Yr 2015	



VALUATION SUMMARY		STANDARD
VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		520,799
TOTAL MARKET OB/XF VALUE		14,124
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		684,923
SOH/AGL Deduction		364,855
ASSESSED VALUE		320,068
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		269,346
TOTAL JUST VALUE		684,923
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		661,496

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20072199	OTHER	5,940	12/10/2007
20072178	ELEC OTHER	2,000	12/06/2007
20072119	CO ISSUED	250,000	11/27/2007
20072119	NEW CONSTR	250,000	11/27/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1934/1895	8/28/2014	WD	Q	I	01	371,000
GRANTOR: CALOIA JON THOMAS ETA						
GRANTEE: DIXON JOHN CLINTON						
1909/0446	3/18/2014	WD	U	I	30	100
GRANTOR: CALOIA JON THOMAS TRU						
GRANTEE: CALOIA JON THOMAS E						

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	Q	% COND	OB/XF MKT VALUE	NOTES
1	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00	100	2008	2008	3	91	1,820	
2	0855	CONC PAVER	0	100	0	1,108.00	SF	10.00	10.00	100	2008	2008	3	88	9,750	
3	0462	ST/AL FNC	0	100	0	263.00	SF	10.00	10.00	100	2008	2008	3	48	1,262	
4	0463	FENCE GATE	0	100	0	2.00	UT	300.00	300.00	100	2008	2008	3	72	432	
5	0855	CONC PAVER	0	100	0	138.00	SF	7.00	7.00	100	2009	2009	3	89	860	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2008] W13 FSP=[YR=2008] N7 W26 S7 E1 S4 E24 N4 E1\$ W1 S4 W24 N4 W14 S49 E9 FOP=[YR=2008] S4 E13 N4 W3 N3 W7 S3W3\$ E3 N3 E7 S3 E12 FGR=[YR=2008] S32 E21 N25 PTO=[YR=2008] E3N3W3S3\$ N7 W21\$ E21 N49\$.	

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							