

LOT 117  
IN OR 1614/831  
ISLE DE MAI AT AMELIA #2

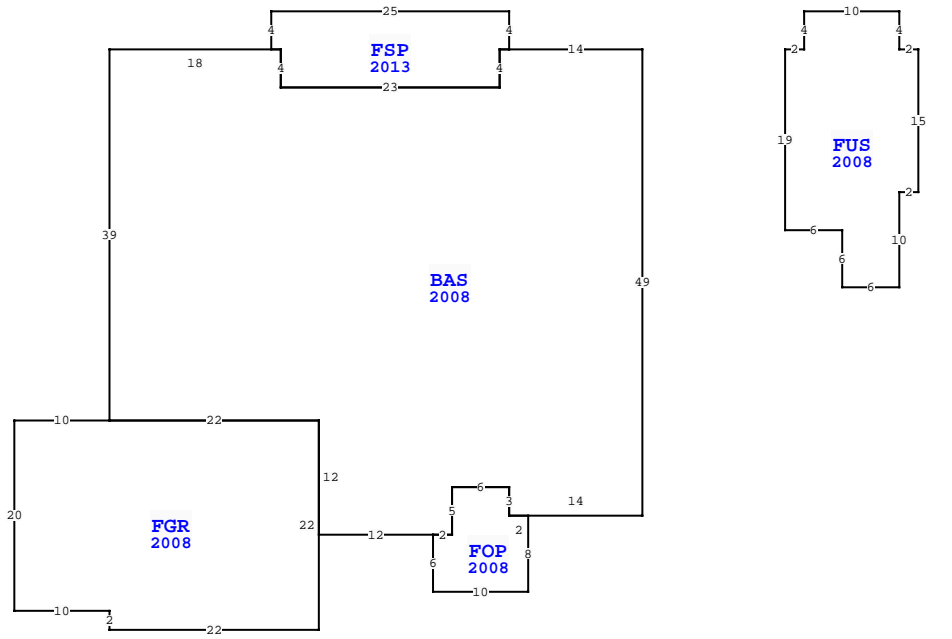
WEAVER BRYAN & JEANNETTE  
2979 FERDINAND COURT  
FERNANDINA BEACH, FL 32034

**2025**

00-00-31-087I-0117-0000

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 Floo	14	CARPET	80
Interior Floo	11	CLAY TILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.5	1.5	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	2,442	100	2008
FGR	684	55	2008
FOP	94	30	2008
FSP	192	40	2013
FUS	334	100	2008
TOTALS	3,746		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0500	01	3,257	101.7520	176.84	575,968	2008	2008	0	0	8.00	92.00		
1 SFR CUST - 100% - 2010 Heated Area: 2776 HX Base Yr 2010													



NASSAU COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			2
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			529,891
TOTAL MARKET OB/XF VALUE			7,840
TOTAL LAND VALUE - MARKET			150,000
TOTAL MARKET VALUE			687,731
SOH/AGL Deduction			339,859
ASSESSED VALUE			347,872
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			297,150
TOTAL JUST VALUE			687,731
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			663,737

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20080498	CO ISSUED	0	04/22/2008
20080654	ELEC OTHER	2,000	04/22/2008
20080498	NEW CONSTR	264,000	03/27/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / V / I	RSN CD	SALE PRICE	
1614/0831	4/02/2009	WD Q	Q / I	01	371,400	
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: WEAVER BRYAN & JEAN						
1437/1124	8/17/2006	WD U	V / 19		165,000	
GRANTOR: SEASIDE PPR INC						
GRANTEE: SEDA CONSTRUCTION C						

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	0855	CONC PAVER	0	100	27	4			10.00	100	2008	2008	3	88	950		
2	0855	CONC PAVER	0	100	0	0			783.00	SF	10.00	2008	2008	3	88	6,890	

2979 FERDINAND CT, FERNANDINA BEACH														BLD DATE	09/17/2008	DJ	LGL DATE		
														XF DATE			LAND DATE	03/13/2024	MLU
														INC DATE			AG DATE		

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2008] W14 FSP=[YR=2013] N4 W25 S4 E1 S4 E23 N4 E1\$ W1 S4 W23 N4 W18 S39 FGR=[YR=2008] W10 S20 E10 S2 E22 N22 W22\$ E22 S12 E12 FOP=[YR=2008] S6 E10 N8 W2 N3 W6 S5 W2\$ E2 N5 E6 S3 E14 N49\$ PTR=E15 FUS=[YR=2008] E2N4 E10 S4 E2 S15 W2 S10 W6 N6 W6 N19\$ W15\$.													

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							