LOT 118
ISLE DE MAI AT AMELIA #2
PB 7/188

SUTTON MELANIE R & SAMUEL J
2983 FERDINAND CT
FERNANDINA BEACH, FL 32034

2025

00-00-31-087I-0118-0000

BUILDING CHARACTERISTICS

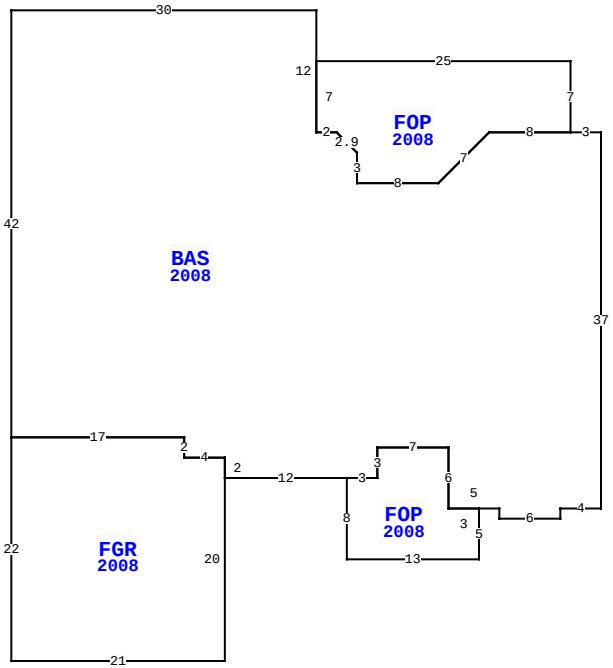
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,232	100	2008	2,232	379,948
FGR	454	55	2008	250	42,557
FOP	116	30	2008	35	5,958
FOP	230	30	2008	69	11,746
TOTALS	3,032			2,586	440,209

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,586	106.4640	185.03	478,488	2008	2008	0	0	0	8.00	92.00

1 SFR CUST – 100% - 2020 Heated Area: 2232 HX Base Yr 2020



2983 FERDINAND CT, FERNANDINA BEACH

BLD DATE	02/20/2008 DJ	LGL DATE	
XF DATE		LAND DATE	03/13/2024 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		440,209
TOTAL MARKET OB/XF VALUE		7,347
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		597,556
SOH/AGL Deduction		291,384
ASSESSED VALUE		306,172
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		250,450
TOTAL JUST VALUE		597,556
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		577,641

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20071775	H/AC	5,830	09/19/2007
20071564	OTHER	5,491	08/22/2007
20071378	CO ISSUED	250,000	07/24/2007
20071378	NEW CONSTR	250,000	07/24/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2284/0510	6/21/2019	WD	Q	I	01	440,000
GRANTOR: GUEDEZ GUSTAVO E G &						
GRANTEE: SUTTON MELANIE R &						
1550/0831	2/11/2008	WD	Q	I		315,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: GUEDEZ GUSTAVO E &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W3 FOP=[YR=2008] N7 W25 S7 E2 D2 R2 S3 E8 U5 R5 E8$ W8 D5 L5 W8 N3 U2 L2 W2 N12 W30 S42
FGR=[YR=2008] S22 E21 N20 W4 N2 W17$ E17 S2 E4 S2 E12
FOP=[YR=2008] S8 E13 N5 W3 N6 W7 S3 W3$ E3 N3 E7 S6 E5 S1 E6 N1 E4 N37$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2008	2008	3	91	1,820	
2	0855	CONC PAVER	0	100	34	4	136.00	SF	10.00	10.00	100	2008	2008	3	88	1,197	
3	0855	CONC PAVER	0	100	0	0	492.00	SF	10.00	10.00	100	2008	2008	3	88	4,330	

LAND DESCRIPTION

TOTAL OB/XF 7,347

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	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							

REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 07/30/2025 BY SYS