

LOT 119
IN OR 1987/131
ISLE DE MAI AT AMELIA #2

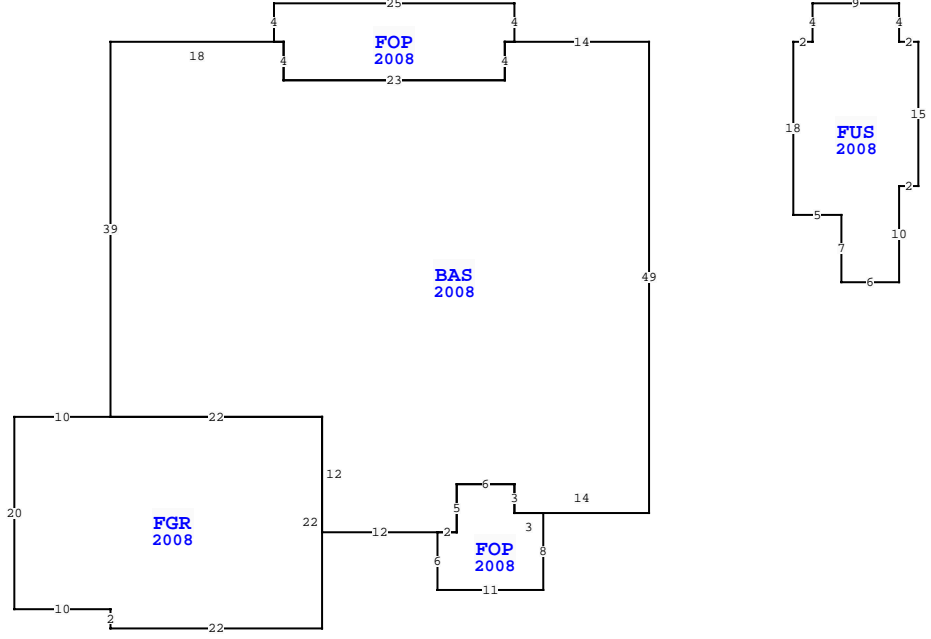
FANCHER ROBERT B & KIMBERLY L
2980 FERINAND CT
FERNANDINA BEACH, FL 32034

2025

00-00-31-087I-0119-0000

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	102	30	2008
FOP	192	30	2008
FUS	306	100	2008
TOTALS	3,726		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	01	3,213	101.7520	176.84	568,187	2008	2008	0	0	0	8.00	92.00
1 SFR CUST - 100% - 2016 Heated Area: 2748 HX Base Yr 2016												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			522,732
TOTAL MARKET OB/XF VALUE			13,398
TOTAL LAND VALUE - MARKET			150,000
TOTAL MARKET VALUE			686,130
SOH/AGL Deduction			300,040
ASSESSED VALUE			386,090
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			335,368
TOTAL JUST VALUE			686,130
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			662,871

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20080340	CO ISSUED	0	03/31/2008
20080510	OTHER	7,927	03/31/2008
20080416	ELEC OTHER	2,000	03/19/2008
20080340	NEW CONSTR	261,412	03/05/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1987/0131	6/19/2015	WD Q	Q	I	01	418,000
GRANTOR: ADAMS CHRISTOPHER TRO						
GRANTEE: FRANCHER ROBERT B &						
1583/1099	9/03/2008	WD Q	Q	I		368,200
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: ADAMS CHRISTOPHER T						

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			108.00	100	2008	2008	3	88	950				
2	0855	CONC PAVER	0	100	0	0			813.00	SF	10.00	10.00	100	2008	2008	3	88	7,154	
3	0462	ST/AL FNC	0	100	242	0			968.00	SF	10.00	10.00	100	2008	2008	3	48	4,646	
4	0463	FENCE GATE	0	100	0	0			3.00	UT	300.00	300.00	100	2008	2008	3	72	648	

BUILDING NOTES			
BLD DATE 09/17/2008 DJ LGL DATE 03/13/2024 MLU			
XF DATE			
INC DATE			

BUILDING DIMENSIONS												
BAS=[YR=2008] W14 FOP=[YR=2008] 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 E11 N8 W3 N3 W6 S5 W2\$ E2												
N5 E6 S3 E14 N49\$ PTR=E15 FUS=[YR=2008] E2 N4 E9 S4 E2 S15												
W2 S10 W6 N7 W5 N18\$ 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								