

LOT 120
IN OR 2184/246
ISLE DE MAI AT AMELIA #2

LEE KENNETH P & KATHY S
2976 FERDINAND CT
FERNANDINA BEACH, FL 32034

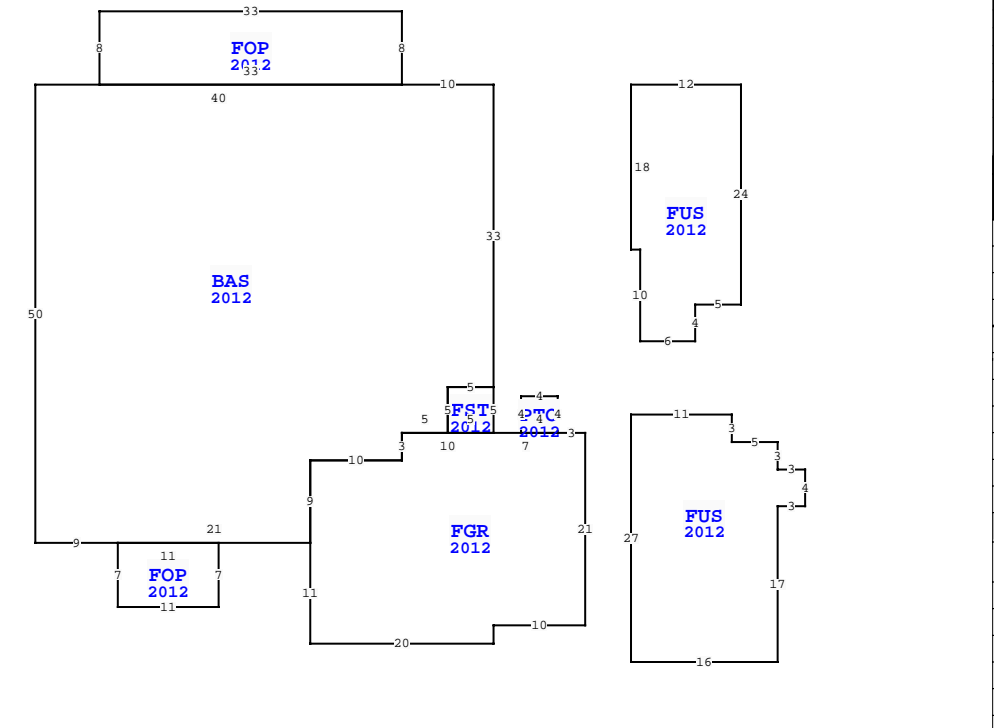
2025

00-00-31-087I-0120-0000

BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 100
Roof Structur	08 IRREGULAR 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	4 100
Frame	02 WOOD FRAME 100
Stories	1.5 1.5 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,469	111.4120	193.63	671,702	2012	2012	0	0	0	94.00

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		631,400	
TOTAL MARKET OB/XF VALUE		42,878	
TOTAL LAND VALUE - MARKET		150,000	
TOTAL MARKET VALUE		824,278	
SOH/AGL Deduction		288,411	
ASSESSED VALUE		535,867	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		485,145	
TOTAL JUST VALUE		824,278	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		797,354	



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	2,265	100	2012	2,265	412,258
FGR	640	55	2012	352	64,069
FOP	77	30	2012	23	4,186
FOP	264	30	2012	79	14,379
FST	25	55	2012	14	2,548
FUS	306	100	2012	306	55,696
FUS	429	100	2012	429	78,083
PTO	16	5	2012	1	182
TOTALS	4,022			3,469	631,400

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20132715	ALUMFNC	0	12/02/2013
20131448	SWIM POOL	26,850	06/24/2013
20121486	H/AC	8,800	07/25/2012
20121295	NEW CONSTR	2,000	06/29/2012
20121268	NEW CONSTR	2,100	06/27/2012
20120929	NEW CONSTR	150,000	05/23/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / V / I	RSN CD	SALE PRICE	
2184/0246	3/15/2018	WD Q	I	01	555,000	

GRANTOR: CLARK ANDREW T &
GRANTEE: LEE KENNETH P & KAT
1857/1002 5/03/2013 WD Q I 02 396,900
GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: CLARK ANDREW T & KA

EXTRA FEATURES		2976 FERDINAND CT, FERNANDINA BEACH															
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	0	1.00	UT	2,000.00	2,000.00	100	2012	2012	3	94	1,880	
2	0855	CONC PAVER	0	100	0	0	712.00	SF	10.00	10.00	100	2012	2012	3	92	6,550	
3	0855	CONC PAVER	0	100	0	0	100.00	SF	10.00	10.00	100	2012	2012	3	92	920	
4	0861	POOL GUNIT	0	100	0	0	386.00	SF	85.00	85.00	100	2013	2013	3	68	22,311	
5	0911	SCRN RM A	0	100	0	0	770.00	SF	17.50	17.50	100	2013	2013	3	55	7,411	
6	0855	CONC PAVER	0	100	0	0	384.00	SF	7.00	7.00	100	2013	2013	3	93	2,500	
7	0462	ST/AL FNC	0	100	0	0	192.00	SF	10.00	10.00	100	2013	2013	3	68	1,306	

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

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2012] W10 FOP=[YR=2012] N8 W33 S8 E33\$ W40 S50 E9 FOP=[YR=2012] S7 E11 N7 W11\$ E21 FGR=[YR=2012] S11 E20 N2 E10 N21 W3 PTO=[YR=2012] N4 W4 S4 E4 \$ W7 FST=[YR=2012] N5 W5 S5 E5\$ W10 S3 W10 S9\$ N9 E10 N3 E5 N5 E5 N33\$ PTR=E15 FUS=[YR=2012] E12 S24 W5 S4 W6 N10W1 N18\$ W15\$ PTR= E15 S36 FUS=[YR=2012] E11 S3 E5 S3 E3 S4 W3 S17 W16 N27\$ N36 W15\$.											

LAND DESCRIPTION												TOTAL OB/XF 42,878												
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							