

LOT 126  
IN OR 1661/1632  
ISLE DE MAI AT AMELIA #2

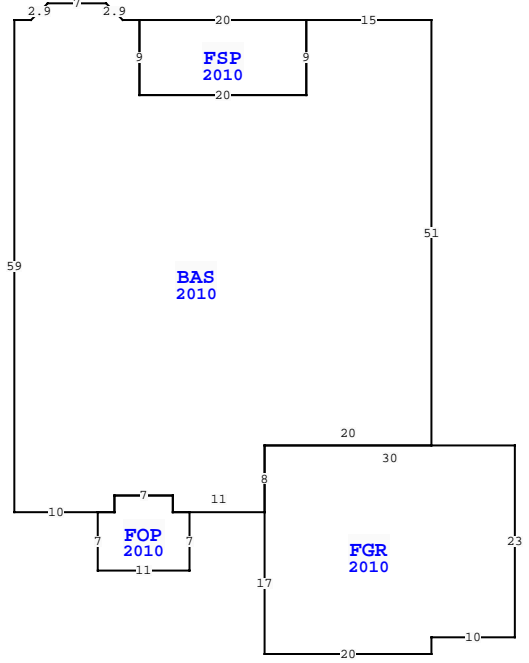
GREGORY EDWARD D & STEPHANIE G  
2846 FERDINAND COURT  
FERNANDINA BEACH, FL 32034

**2025**

00-00-31-087I-0126-0000

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	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	0	0	100
Units	0	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	2,614	100	2010
FGR	730	55	2010
FOP	91	30	2010
FSP	180	40	2010
TOTALS	3,615		

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%	- 2011									
					Heated Area: 2614							
						HX Base Yr 2011						



NASSAU COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			535,009
TOTAL MARKET OB/XF VALUE			8,478
TOTAL LAND VALUE - MARKET			150,000
TOTAL MARKET VALUE			693,487
SOH/AGL Deduction			343,548
ASSESSED VALUE			349,939
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			299,217
TOTAL JUST VALUE			693,487
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			669,225

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100063	OTHER	1,300	01/13/2010
20091399	H/AC	7,790	10/14/2009
20091233	OTHER	8,996	09/15/2009
20091159	ELEC OTHER	2,100	08/31/2009
20091146	NEW CONSTR	267,823	08/27/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1661/1632	1/20/2010	WD Q	Q	I	01	365,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: GREGORY EDWARD D &						
1480/0604	2/22/2007	WD U	V	V	19	166,500
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
1	0855	CONC PAVER	0	100	0	852.00	SF	10.00	10.00	100	2010	2010
2	0855	CONC PAVER	0	100	0	81.00	SF	10.00	10.00	100	2010	2010
3	0855	CONC PAVER	0	100	3	9.00	SF	10.00	10.00	100	2010	2010

TOTAL OB/XF												
8,478												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000100	C	RES	100		R-1	0.00	0.00	1.00	LT		1.00

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

BUILDING DIMENSIONS												
BAS=[YR=2010] W15 FSP=[YR=2010] W20 S9 E20 N9\$ S9 W20 N9 W2 U2 L2 W7 D2 L2 W2 S59 E10 FOP=[YR=2010] S7 E11 N7 W2 N2 W7 S2 W2\$ E2 N2 E7 S2 E11 FGR=[YR=2010] S17 E20 N2 E10 N23 W30 S8\$ N8 E20 N51\$.												

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000100	C	RES	100		R-1	0.00	0.00	1.00	LT		1.00