

LOT 127  
IN OR 1728/587  
ISLE DE MAI AT AMELIA #2

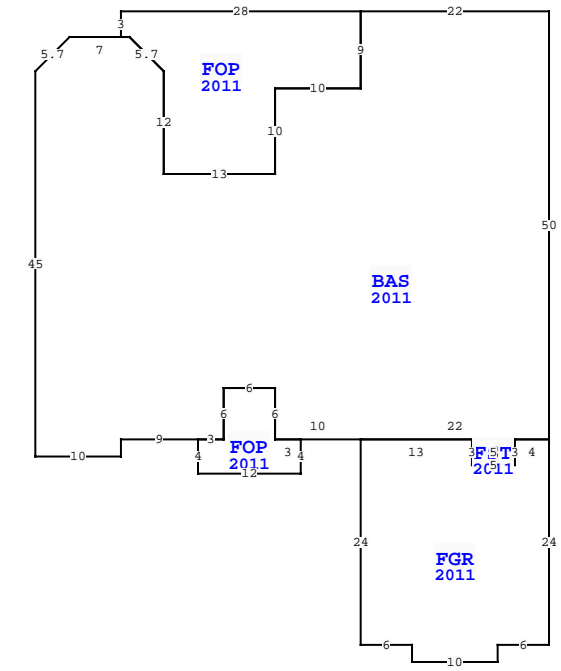
SAMLER WILLIAM L & LUCINDA D  
2844 FERDINAND COURT  
FERNANDINA BEACH, FL 32034

2025

00-00-31-087I-0127-0000

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	11	CLAY TILE	70
Interior Floo	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3	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
BAS	2,586	100	2011
FGR	533	55	2011
FOP	84	30	2011
FOP	360	30	2011
FST	15	55	2011
TOTALS	3,578		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,020	108.6520	188.84	570,297	2011	2011	0	0	6.50	93.50
1 SFR CUST - 100% - 2012 Heated Area: 2586 HX Base Yr 2012											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			533,228
TOTAL MARKET OB/XF VALUE			52,613
TOTAL LAND VALUE - MARKET			150,000
TOTAL MARKET VALUE			735,841
SOH/AGL Deduction			347,483
ASSESSED VALUE			388,358
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			337,636
TOTAL JUST VALUE			735,841
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			714,154

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120252	POOL ENCL	4,900	02/14/2012
20120002	POOL	34,488	01/04/2012
20120003	PLUMB/POOL	800	01/04/2012
20120004	ELC/POOL	600	01/04/2012
20110639	XFOB	6,800	04/27/2011
20110172	OTHER	2,000	02/07/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1728/0587	2/22/2011	WD Q	Q	I	02	365,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: SAMLER WILLIAM L &						
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
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2011
2	0855	CONC PAVER	0	100	0	1,256.00	SF	10.00	10.00	100	2012
3	0861	POOL GUNIT	0	100	0	420.00	SF	85.00	85.00	100	2012
4	0911	SCRN RM A	0	100	0	1,134.00	SF	17.50	17.50	100	2012
5	0855	CONC PAVER	0	100	0	776.00	SF	7.00	7.00	100	2012

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
2844 FERDINAND CT, FERNANDINA BEACH											
BLD DATE: 03/13/2024 MLU											
LGL DATE: 03/13/2024 MLU											
LAND DATE: 03/13/2024 MLU											
AG DATE: 03/13/2024 MLU											
INC DATE: 03/13/2024 MLU											
TOTAL OB/XF: 52,613											

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2011] W22 FOP=[YR=2011] W28 S3 E1 D4 R4 S12 E13 N10 E10 N9\$ S9 W10 S10 W13 N12 U4 L4 W7 D4 L4 S45 E10 N2 E9 FOP=[YR=2011] S4 E12 N4 W3 N6 W6 S6 W3\$ E3 N6 E6 S6 E10 FGR=[YR=2011] S24 E6 S2 E10 N2 E6 N24 W4 FST=[YR=2011] W5 S3 E5 N3\$ S3 W5 N3 W13\$ E22 N50\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100	0003	R-1	0.00	0.00	1.00	LT	1.00