

LOT 130
IN OR 1941/1039
ISLE DE MAI AT AMELIA #2

SIKES RICHARD W & THERESA
2828 FERDINAND CT
FERNANDINA BEACH, FL 32034

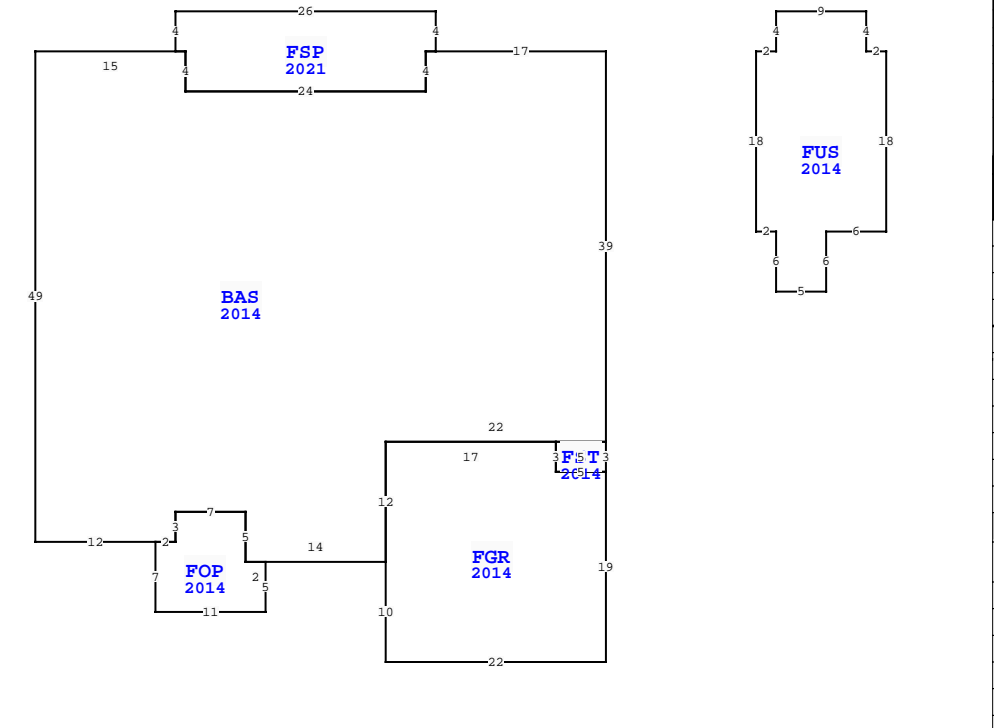
2025

00-00-31-087I-0130-0000

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structur	08 IRREGULAR 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	4 100
Bathrooms	2 100
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	3,158	106.8120	185.64	586,251	2014	2014	0	0	5.00	95.00

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		556,938	
TOTAL MARKET OB/XF VALUE		7,960	
TOTAL LAND VALUE - MARKET		150,000	
TOTAL MARKET VALUE		714,898	
SOH/AGL Deduction		310,388	
ASSESSED VALUE		404,510	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		353,788	
TOTAL JUST VALUE		714,898	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		689,529	



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
BAS	2,484	100
FGR	469	55
FOP	94	30
FSP	200	40
FST	15	55
FUS	300	100
TOTALS	3,562	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20131624	ROOF	3,000	07/10/2013
20131563	NEW CONSTR	294,684	07/05/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1941/1039	9/26/2014	WD Q	Q	I	02	360,000

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
1	0855	CONC PAVER	0	100	0	596.00	UT	7.00	7.00	100	2014	2014	3	94
2	0855	CONC PAVER	0	100	0	103.00	SF	7.00	7.00	100	2014	2014	3	94
3	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2014	2014	3	96

BUILDING NOTES			
GRANTOR: SEDA CONSTRUCTION COM			
GRANTEE: SIKES RICHARD W & T			
1475/0953	1/31/2007	WD U	V 19
GRANTOR: SEASIDE PPR INC			
GRANTEE: SEDA CONSTRUCTION C			

BUILDING DIMENSIONS
BAS=[YR=2014] W17 FSP=[YR=2021] N4 W26 S4 E1 S4 E24 N4 E1\$ W1 S4 W24 N4 W15 S49 E12 FOP=[YR=2014] S7 E11 N5 W2 N5 W7 S3 W2\$ E2 N3 E7 S5 E14 FGR=[YR=2014] S10 E22 N19 FST=[YR=2014] N3 W5 S3 E5\$ W5 N3 W17 S12\$ N12 E22 N39\$ PTR=E15 FUS=[YR=2014] E2 N4 E9 S4 E2 E18 W6 S6 W5 N6 W2 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							