

LOT 134  
IN OR 1921/1783  
ISLE DE MAI AT AMELIA #2

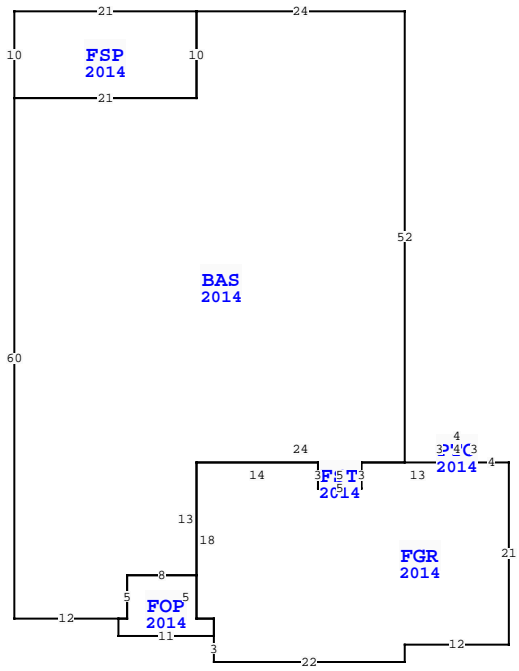
MOSELEY DANIELLE & WILLIAM  
672 FERDINAND CT  
FERNANDINA BEACH, FL 32034

**2025**

00-00-31-087I-0134-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
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		3	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	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	2,468	100	2014
FGR	779	55	2014
FOP	62	30	2014
FSP	210	40	2014
FST	15	55	2014
PTO	12	5	2014
TOTALS	3,546		

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%	- 2015								
Heated Area: 2468						HX Base Yr 2015					



NASSAU COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			691,111
TOTAL MARKET OB/XF VALUE			8,894
TOTAL LAND VALUE - MARKET			150,000
TOTAL MARKET VALUE			850,005
SOH/AGL Deduction			409,584
ASSESSED VALUE			440,421
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			389,699
TOTAL JUST VALUE			850,005
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			818,556

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20141096	FSSP	960	05/27/2014
20140041	NEW CONSTR	4,000	01/08/2014
20132788	NEW CONSTR	275,063	12/10/2013
20132792	ROOF	3,000	12/10/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1921/1783	5/28/2014	WD Q	Q	I	02	414,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: MOSELEY DANIELLE &						
1526/0370	9/20/2007	WD U	V	19		169,500
GRANTOR: SEASIDE PPR INC						
GRANTEE: SEDA CONSTRUCTION C						

EXTRA FEATURES															672 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	1.00	UT	2,000.00	2,000.00	100	2014	2014	3	96	1,920	
2	0855	CONC PAVER	0	100	0	1,004.00	SF	7.00	7.00	100	2014	2014	3	94	6,606	
3	0855	CONC PAVER	0	100	0	56.00	SF	7.00	7.00	100	2014	2014	3	94	368	
TOTALS															8,894	

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

BUILDING NOTES																							
BUILDING DIMENSIONS																							
BAS=[YR=2014] W24 FSP=[YR=2014] W21 S10 E21 N10\$ S10 W21 S60 E12 FOP=[YR=2014] S2 E11FGR=[YR=2014] S3 E22 N2 E12 N21 W4 PTO=[YR=2014] N3 W4 S3 E4\$ W13 FST=[YR=2014] W5 S3 E5 N3\$ S3 W5 N3 W14 S18 E2 S2\$ N2 W2 N5 W8 S5 W1\$ E1 N5 E8 N13 E24 N52\$.																							

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							