LOT 137
IN OR 1574/812
ISLE DE MAI AT AMELIA #2

TALBERT SHANE D & ADRIENNE N
649 FERDINAND COURT
FERNANDINA BEACH, FL 32034

2025

00-00-31-087I-0137-0000

BUILDING CHARACTERISTICS

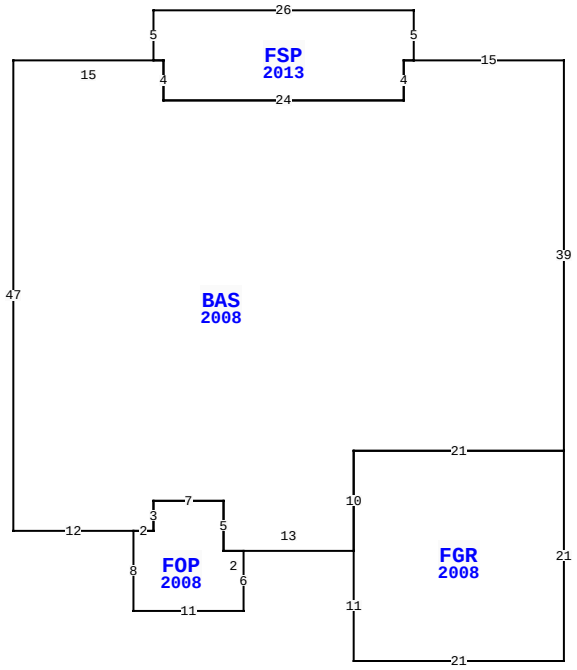
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,326	100	2008	2,326	392,397
FGR	441	55	2008	243	40,994
FOP	105	30	2008	32	5,399
FSP	226	40	2013	90	15,183
TOTALS	3,098			2,691	453,973

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,691	105.5040	183.37	493,449	2008	2008	0	0	0	8.00	92.00

1 SFR CUST – 100% - 2009 Heated Area: 2326 HX Base Yr 2009



649 FERDINAND CT, FERNANDINA BEACH

BLD DATE	02/20/2008 DJ	LGL DATE	
XF DATE		LAND DATE	03/13/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		453,973
TOTAL MARKET OB/XF VALUE		11,283
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		615,256
SOH/AGL Deduction		299,271
ASSESSED VALUE		315,985
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		265,263
TOTAL JUST VALUE		615,256
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		594,879

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20081281	XFOB	2,325	08/11/2008
20071926	H/AC	5,590	10/11/2007
20071739	OTHER	5,515	09/14/2007
20071703	ELEC OTHER	2,000	09/10/2007
20071497	CO ISSUED	250,000	08/10/2007
20071497	NEW CONSTR	250,000	08/10/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1574/0812	6/30/2008	WD	Q	I		315,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: TALBERT SHANE D & A						
1507/0684	6/22/2007	WD	U	V	19	168,000
GRANTOR: SEASIDE PPR INC						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W15 FSP=[YR=2013] N5 W26 S5 E1 S4 E24 N4 E1$ W1 S4 W24 N4 W15 S47 E12 FOP=[YR=2008] S8 E11 N6 W2 N5 W7 S3 W2$ E2 N3 E7 S5 E13 FGR=[YR=2008] S11 E21 N21 W21 S10$ N10 E21 N39$.

EXTRA FEATURES

LN	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	2008	2008	3	91	1,820	
2	0855	CONC PAVER	0	100	28	4	112.00	SF	10.00	10.00	100	2008	2008	3	88	986	
3	0855	CONC PAVER	0	100	0	0	588.00	SF	10.00	10.00	100	2008	2008	3	88	5,174	
4	0476	VF 6 SBPL	0	100	0	0	65.00	LF	32.00	32.00	100	2008	2008	3	72	1,498	
5	0462	ST/AL FNC	0	100	97	0	376.00	SF	10.00	10.00	100	2008	2008	3	48	1,805	

LAND DESCRIPTION

TOTAL OB/XF 11,283

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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							

REVIEW DATE 01/15/2019 BY DJA Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 07/30/2025 BY SYS