

LOT 142
IN OR 2156/1040
ISLE DE MAI AT AMELIA #2

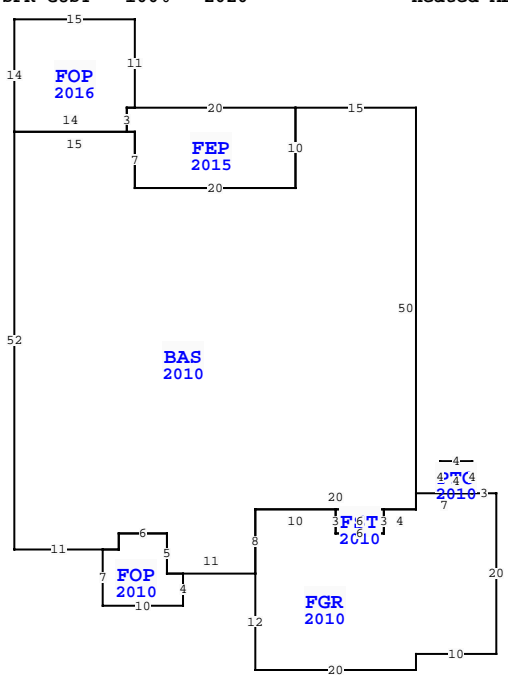
ALLEN SUSANNE L & RAYMOND A JR
611 FERDINAND CT
FERNANDINA BEACH, FL 32034

2025

00-00-31-087I-0142-0000

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		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	2,426	100	2010
FEP	203	80	2015
FGR	582	55	2010
FOP	76	30	2010
FOP	207	30	2016
FST	18	55	2010
PTO	16	5	2010
TOTALS	3,528		

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%	- 2020									Heated Area: 2426	HX Base Yr 2020



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	515,944		
TOTAL MARKET OB/XF VALUE	25,788		
TOTAL LAND VALUE - MARKET	150,000		
TOTAL MARKET VALUE	691,732		
SOH/AGL Deduction	159,725		
ASSESSED VALUE	532,007		
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE	481,285		
TOTAL JUST VALUE	691,732		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	668,648		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20160386	REARFOP	8,928	02/15/2016
20151408	ENCLFOP	27,500	06/18/2015
20101605	OTHER	1,000	09/16/2010
20100087	HVAC	5,890	06/01/2010
20100802	OTHER	6,525	05/13/2010
20100720	ELEC OTHER	2,100	05/04/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2156/1040	11/03/2017	WD Q	Q	I	02	550,000

GRANTOR: CUSIMANO FREDERICK J
GRANTEE: ALLEN SUSANNE L & R
1954/1553 12/29/2014 WD Q I 01 425,000
GRANTOR: STEPHENSON JAMES P &
GRANTEE: CUSIMANO FREDERICK

BUILDING NOTES	
<p>BUILDING DIMENSIONS</p> <p>BAS=[YR=2010] W15 FEP=[YR=2015] W20 FOP=[YR=2016] N11 W15 S14 E14 N3 E1\$ W1 S3 E1 S7 E20 N10\$ S10 W20 N7 W15 S5E11 FOP=[YR=2010] S7 E10 N4 W2 N5 W6 S2 W2\$ E2 N2 E6 S5 E11 FGR=[YR=2010] S12 E20 N2 E10 N20 W3PTO=[YR=2010] N4 W4 S4 E4\$ W7 S2 W4 FST=[YR=2010] W6 S3 E6 N3\$ S3 W6 N3 W10 S8\$ N8 E20 N50\$.</p>	

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	OB/XF MKT VALUE	NOTES			
1	0855	CONC PAVER	0	100	0	0			895.00	SF	10.00	10.00	100	2010	2010	3	90	8,055	
2	0855	CONC PAVER	0	100	0	0			87.00	SF	10.00	10.00	100	2010	2010	3	90	783	
3	0504	FP-ELECTRI	0	100	0	0			1.00	UT	2,000.00	2,000.00	100	2010	2010	3	93	1,860	
4	0855	CONC PAVER	0	100	0	0			1,046.00	SF	7.00	7.00	100	2016	2016	3	95	6,956	
5	0855	CONC PAVER	0	100	0	0			181.00	SF	7.00	7.00	100	2016	2016	3	95	1,204	
6	0600	SUMMER KIT	0	100	0	0			1.00	UT	5,000.00	5,000.00	100	2016	2016	3	70	3,500	
7	1127	BRICK 8"	0	100	0	0			315.00	SF	11.00	11.00	100	2016	2016	3	99	3,430	

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							