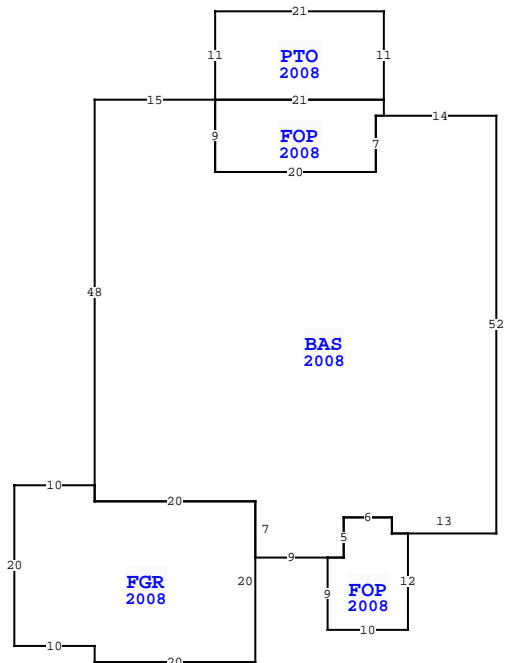


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	11	CLAY TILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms	4	100	
Bathrooms	3	100	
Frame	02	WOOD FRAME	100
Stories	1.	1. 100	
Units	0	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	2,431	100	2008
FGR	600	55	2008
FOP	126	30	2008
FOP	182	30	2008
PTO	231	5	2008
TOTALS	3,570		

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%	- 2016	Heated Area: 2431		HX Base Yr 2016						



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			486,343
TOTAL MARKET OB/XF VALUE			12,236
TOTAL LAND VALUE - MARKET			150,000
TOTAL MARKET VALUE			648,579
SOH/AGL Deduction			284,269
ASSESSED VALUE			364,310
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			313,588
TOTAL JUST VALUE			648,579
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			626,720

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20071927	H/AC	5,590	10/11/2007
20071594	ELEC OTHER	2,000	08/27/2007
20071581	OTHER	7,295	08/23/2007
20071424	CO ISSUED	250,000	07/31/2007
20071424	NEW CONSTR	250,000	07/31/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1989/0399	6/27/2015	WD Q	Q	I	01	388,900
GRANTOR: FIGUEREDO DOMINGO A &						
GRANTEE: WEIDENHAFT JOHN L &						
1552/0788	2/25/2008	WD Q	Q	I		358,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: FIGUEREDO DOMINGO A						

EXTRA FEATURES														2835 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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2008	2008	3	91	3,185	
2	0855	CONC PAVER	0	100	28	4	SF	10.00	10.00	100	2008	2008	3	88	986	
3	0855	CONC PAVER	0	100	0	0	SF	10.00	10.00	100	2008	2008	3	88	7,040	
4	0911	SCRN RM A	0	100	21	9	SF	17.50	17.50	100	2008	2008	3	31	1,025	

BLD DATE		01/23/2008	DJ	LGL DATE	03/13/2024	MLU
XF DATE				LAND DATE		
INC DATE				AG DATE		

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2008] W14 FOP=[YR=2008] N2 PTO=[YR=2008] N11 W21 S11 E21\$ W21 S9 E20 N7 E1\$ W1 S7 W20 N9 W15 S48 FGR=[YR=2008] W10 S20 E10 S2 E20 N20 W20 N2\$ S2 E20 S7 E9 FOP=[YR=2008] S9 E10 N12 W2 N2 W6 S5 W2\$ E2 N5 E6 S2 E13 N52\$.	

LAND DESCRIPTION										TOTAL OB/XF										12,236				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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							