

LOT 147
IN OR 1623/1318
ISLE DE MAI AT AMELIA #2

MAGG KYRIL P & SUSAN A
2851 FERDINAND CT
FERNANDINA BEACH, FL 32034

2025

00-00-31-087I-0147-0000

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 Floo	14	CARPET	80
Interior Floo	11	CLAY TILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	0	0	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	2,149	100	2008
FGR	439	55	2008
FOP	72	30	2009
FSP	202	40	2013
TOTALS	2,862		
		2,493	419,423

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%	- 2012								
Heated Area: 2149						HX Base Yr 2012					

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			419,423
TOTAL MARKET OB/XF VALUE			7,730
TOTAL LAND VALUE - MARKET			150,000
TOTAL MARKET VALUE			577,153
SOH/AGL Deduction			280,217
ASSESSED VALUE			296,936
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			246,214
TOTAL JUST VALUE			577,153
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			558,166

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20081428	OTHER	1,480	09/12/2008
20081141	H/AC	570	07/09/2008
20080921	OTHER	6,165	05/30/2008
20080917	ELEC OTHER	2,000	05/29/2008
20080767	NEW CONSTR	250,000	05/06/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1623/1318	5/15/2009	WD Q	Q	I	01	310,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: MAGG KYRIL P & SUSAN						
1459/1369	11/16/2006	WD U	V	V	19	166,500
GRANTOR: SEASIDE PPR INC						
GRANTEE: SEDA CONSTRUCTION C						

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	600.00	SF	10.00	10.00	100	2008	2008	3	88	5,280	
2	0855	CONC PAVER	0	100	22	66.00	SF	10.00	10.00	100	2008	2008	3	88	581	
3	0855	CONC PAVER	0	100	0	210.00	SF	10.00	10.00	100	2009	2009	3	89	1,869	

BLD DATE		09/23/2008	DJ	LGL DATE		
XF DATE				LAND DATE		03/13/2024
INC DATE				AG DATE		MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2008] W18 FSP=[YR=2013] N6 W21 S6 E1 S4 E19 N4 E1\$ W1 S4 W19 N4 W12 S52 E9 FOP=[YR=2009] S5 E12 N5 W3 N2 W6 S2 W3\$ E3 N2 E6 S2 E13 FGR=[YR=2008] S4 E19 N25 W10 S4 W9 S17\$ N17 E9 N4 E10 N31\$.	

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							