

LOT 193  
IN OR 2150/149  
ISLE DE MAI AT AMELIA #2

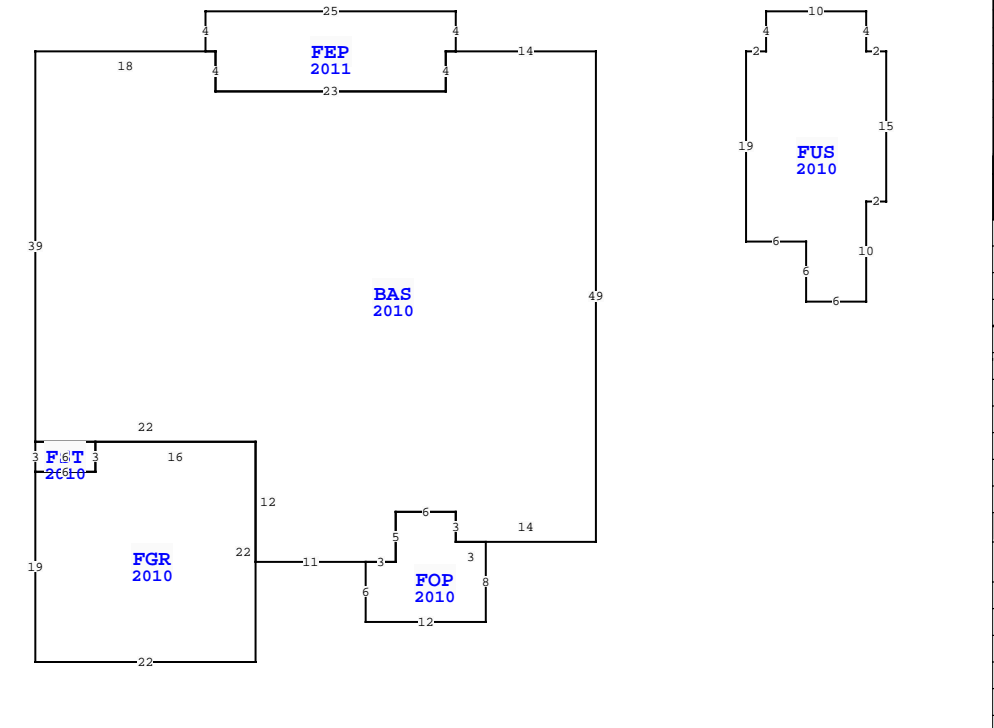
MEEKS JENNIFER L & MARK D  
638 FERDINAND CT  
FERNANDINA BEACH, FL 32034

**2025**

00-00-31-087I-0193-0000

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	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.5	1.5	100
Units		0	100
Occupancy	00	NONE	100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0500	01	3,228	107.7320	187.24	604,411	2010	2010	0	0	0	7.00	93.00		



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	2,442	100	2010	2,442	425,233
FEP	192	80	2011	154	26,817
FGR	466	55	2010	256	44,578
FOP	108	30	2010	32	5,573
FST	18	55	2010	10	1,741
FUS	334	100	2010	334	58,160
TOTALS	3,560			3,228	562,102

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	29	3			87.00	100	2010	2010	3	90	783	
2	0855	CONC PAVER	0	100	0	0			582.00	100	2010	2010	3	90	5,238	
3	0500	FP-PRE FAB	0	100	0	0			1.00	100	2010	2010	3	93	3,255	
4	0855	CONC PAVER	0	100	0	0			48.00	100	2015	2015	3	95	456	

638 FERDINAND CT, FERNANDINA BEACH										BLD DATE		LGL DATE	
										XF DATE		LAND DATE	03/13/2024
										INC DATE		AG DATE	MLU

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		562,102	
TOTAL MARKET OB/XF VALUE		9,732	
TOTAL LAND VALUE - MARKET		150,000	
TOTAL MARKET VALUE		721,834	
SOH/AGL Deduction		77,410	
ASSESSED VALUE		644,424	
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE		593,702	
TOTAL JUST VALUE		721,834	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		696,345	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110111	REMODEL	4,800	01/25/2011
20100463	OTHER	1,000	03/18/2010
20091699	H/AC	7,300	12/15/2009
20091598	ELEC OTHER	2,100	11/23/2009
20091564	OTHER	7,927	11/17/2009
20091177	NEW CONSTR	280,556	09/01/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2460/0298	5/04/2021	WD Q	Q	I	01	525,000
GRANTOR: SC REAL ESTATE LLC						
GRANTEE: MEEKS JENNIFER L &						
2150/0149	9/06/2017	WD U	U	I	37	215,000
GRANTOR: PATTERSON BARBARA J						
GRANTEE: SC REAL ESTATE LLC						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2010] W14 FEP=[YR=2011] N4 W25 S4 E1 S4 E23 N4 E1\$ W1 S4 W23 N4 W18 S39 FST=[YR=2010] S3 FGR=[YR=2010] S19 E22 N22 W16 S3 W6\$ E6 N3 W6\$ E22 S12 E11 FOP=[YR=2010] S6 E12 N8 W3 N3 W6 S5 W3\$ E3 N5 E6 S3 E14 N49\$ PTR= E15 FUS=[YR=2010] E2 N4 E10 S4 E2 S15 W2 S10 W6 N6 W6 N19\$ W15\$.

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		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	150,000							