E44.25 FT OF LOT 14
IN OR 2012/1378
SEASCAPE AT AMELIA PBK 6/378

JOBLON RICHARD J & MAGDELENA A/JOBLON CHRISTINE L
759 WHITE IBIS WAY
FERNANDINA BEACH, FL 32034

2025

00-00-31-1677-0014-0000

BUILDING CHARACTERISTICS

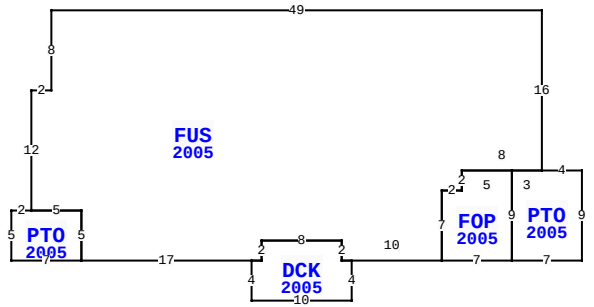
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	23	REINF CONC 50
Roof Structur	08	IRREGULAR 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1023.00	

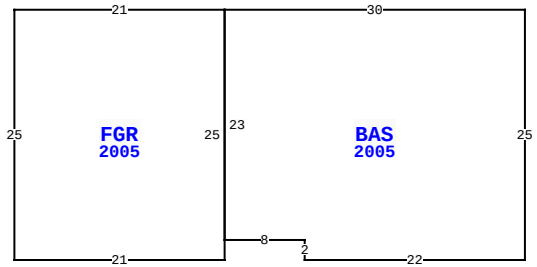
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	734	100	2005	734	158,726
DCK	56	10	2005	6	1,298
FGR	525	55	2005	289	62,496
FOP	59	30	2005	18	3,892
FUS	1,132	100	2005	1,132	244,793
PTO	35	5	2005	2	433
PTO	63	5	2005	3	649
TOTALS	2,604			2,184	472,286

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	12	2,184	238.2890	238.29	520,425	2005	2005	0	0	0	9.25	90.75

1 TOWNHOUSE - 100% - 2020 Heated Area: 1866 HX Base Yr 2020





759 WHITE IBIS WAY, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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		472,286
TOTAL MARKET OB/XF VALUE		5,272
TOTAL LAND VALUE - MARKET		191,250
TOTAL MARKET VALUE		668,808
SOH/AGL Deduction		280,859
ASSESSED VALUE		387,949
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		337,227
TOTAL JUST VALUE		668,808
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		647,857

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20052397	VINYL FENCE	1,000	08/08/2005
20052399	VINYL FENCE	1,000	08/08/2005
20052320	OTHER	1,000	07/29/2005
20052321	OTHER	1,000	07/29/2005
20051527	NEW CONSTR	2,000	04/07/2005
20051508	NEW CONSTR	2,000	04/04/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2012/1378	11/02/2015	SW	U	I	12	338,600
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: JOBLON RICHARD J &						
1994/1804	7/31/2015	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: FEDERAL NATIONAL MO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W30 FGR=[YR=2005] W21 S25 E21 N25 $ S23 E8 S2 E22 N25 $ PTR= N15 PTO=[YR=2005] N9 W4 FUS=[YR=2005] N16 W49 S8 W2 S12 PTO=[YR=2005] W2 S5 E7 N5 W5 $ E5 S5 E17 DCK=[YR=2005] S4 E10 N4 W1 N2 W8 S2 W1 $ E1 N2 E8 S2 E10 FOP=[YR=2005] E7 N9 W5 S2 W2 S7 $ N7 E2 N2 E8 $ W3 S9 E7 $ S15 $.

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	0810	CONCRETE A	0	100	30	18	540.00	SF	6.50	6.50	100	2005	2005	3	84	2,948	
2	0810	CONCRETE A	0	100	47	4	188.00	SF	6.50	6.50	100	2005	2005	3	84	1,026	
3	1241	WD DECK G	0	100	6	4	24.00	UT	11.50	11.50	100	2005	2005	3	36	99	
4	0479	VF PICKET	0	100	0	0	76.00	LF	10.00	10.00	100	2005	2005	3	64	486	
5	0462	ST/AL FNC	0	100	66	3	198.00	SF	10.00	10.00	100	2005	2005	3	36	713	

LAND DESCRIPTION

TOTAL OB/XF 5,272

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-2	44.00	82.00	1.00	LT		1.00	1.00	0.85	225,000.00	191,250.00	191,250							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 191,250 Market: 0 Agricultural: 0 Common: 191,250 PRINTED 07/30/2025 BY SYS