



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	08	DECORATIVE 10
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	4	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 10
NEIGHBORHOOD/LOC	10001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,871	100	1997	2,871	543,073
FGR	552	55	1997	304	57,504
FOP	42	30	1997	13	2,459
FSP	295	40	1997	118	22,320
FUS	227	100	2023	227	42,939
STR	40	10	2023	4	757
UOP	26	20	1997	5	945
UOP	90	20	1997	18	3,405
TOTALS	4,143			3,560	673,403

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0855	CONC PAVR	0	0	0	0	1,695.00	SF	7.00
2	0825	BRICK	0	0	0	0	40.00	SF	12.50
3	0810	CONCRETE A	0	0	0	0	69.00	SF	6.50
4	1126	CB/STC 8"	0	0	0	0	84.00	SF	8.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000140	C	RES GOLF	0		RSF-1	0.00	0.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	3,560	138.4020	218.68	778,501	1997	1997	0	0	0 13.50	86.50
1 SFR CUST - 0% - 2024											
Heated Area: 3098 HX Base Yr											
101 WOOD IBIS, FERNANDINA BEACH											

101 WOOD IBIS, FERNANDINA BEACH				XF DATE						LAND DATE		05/07/2025		MLU	
				INC DATE						AG DATE					
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES					
1,695.00	SF	7.00	7.00	100	2014	2014	3	94	11,153						
40.00	SF	12.50	12.50	100	1997	1997	3	91	455						
69.00	SF	6.50	6.50	100	1997	1997	3	72	323						
84.00	SF	8.00	8.00	100	1997	1997	3	72	484						

NASSAU COUNTY PROPERTY											
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VALUATION BY						STANDARD					
Tax Group: 5						Tax Dist:					
BUILDING MARKET VALUE						673,403					
TOTAL MARKET OB/XF VALUE						12,415					
TOTAL LAND VALUE - MARKET						700,000					
TOTAL MARKET VALUE						1,385,818					
SOH/AGL Deduction						0					
ASSESSED VALUE						1,385,818					
TOTAL EXEMPTION VALUE						0					
BASE TAXABLE VALUE						1,385,818					
TOTAL JUST VALUE						1,385,818					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						1,305,529					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1318526	H/AC	0	07/01/2013
B9703885	NEW CONSTR	265,000	04/01/1997

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2676/1073	10/30/2023	WD	Q	I	01	1,595,000	
GRANTOR: DI BLASIO MARY ANN RE							
GRANTEE: DICK ROBERT & SUZAN							
1863/0520	6/13/2013	WD	U	I	30	100	
GRANTOR: DI BLASIO MARY ANN							
GRANTEE: DI BLASIO MARY ANN							

BUILDING NOTES											
BAS=[YR=1997;ORIG=0,0] W12 N19 W8 N6 U3L3 W4 N14 W16 S9 D4.11L0.1 D9.1R0.1 D2L2 D0.1L25.1 U0.1L13.11 S34 E14 N3 E12 N2 E7 S3 E12 N1 E10 N2 E29 N12 \$											
FGR=[YR=1997;ORIG=-39,15] S23 E22 N26 W12 S2 W10 S1 \$											
FSP=[YR=1997;ORIG=-70,-28] S11 E25 U2R2 N9 W27 \$											
FUS=[YR=2023;ORIG=0,-30] E17 D3.11L0.1 S3.11 D4.1R0.1 W7 S5 W5 N5 W5 N12 \$											
UOP=[YR=1997;ORIG=-43,-33] W12 S3 W15 S2 E27 N5 \$											
FOP=[YR=1997;ORIG=-58,14] S4 E7 N6 W7 S2 \$											
STR=[YR=2023;ORIG=17,-24] E10 S4 W10 N4 \$											
UOP=[YR=1997;ORIG=-58,18] W3 S2 E13 N2 W10 \$											
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