

DIXON JOHN CLINTON & CLAUDIA RUSSO
2975 FERDINAND CT
FERNANDINA BEACH, FL 32034

00-00-31-087I-0116-0000



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall

16WD FR STUC 100

Roof Structure

03GABLE/HIP 100

Roof Cover

03COMP SHNGL 100

Interior Wall

05DRYWALL 100

Interior Floor

11CLAY TILE 70

Interior Floor

14CARPET 30

Air Condition

03CENTRAL 100

Heating Type

04AIR DUCTED 100

Bedrooms

4 100

Bathrooms

3 100

Frame

02WOOD FRAME 100

Stories

1. 1. 100

Units

0 100

Occupancy

00NONE 100

Quality

02Quality Level 02

DOR CODE

0100SINGLE FAMILY

MAP NUM

MKT AREA01

NEIGHBORHOOD/LOC

1079.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

2,431

100

2008

2,431

428,368

FGR

672

55

2008

370

65,198

FOP

73

30

2008

22

3,877

FSP

278

40

2008

111

19,559

PTO

9

5

2008

0

0

TOTALS

3,463

2,934

517,002

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

0504

FP-ELECTRI

0100

0

0

1.00

UT

2,000.00

2,000.00

100

2008

2008

3

90

1,800

LAND DESCRIPTION

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

155,000.00

155,000.00

155,000

REVIEW DATE

01/01/2023

BY CD

Total Acres: 0.00

Total Land Value: 155,000

Market: 0

Agricultural: 0

Common: 155,000

PRINTED 07/09/2026 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYEBCONFNCTNORM% CONDDOR

0500

01

2,934

105.4633

192.58

565,030

2008

2008

0

0

8.50

91.50

1 SFR CUST

100%

- 2015

Heated Area: 2431

HX Base Yr 2015

BLD DATE

05/12/2008

DJ

LGL DATE

05/06/2026

MLU

XF DATE

AG DATE

INC DATE

NASSAU COUNTY PROPERTY

PAGE 1 of 1

2

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE517,002

TOTAL MARKET OB/XF VALUE1,800

TOTAL LAND VALUE - MARKET155,000

TOTAL MARKET VALUE673,802

SOH/AGL Deduction345,092

ASSESSED VALUE328,710

TOTAL EXEMPTION VALUEHX HB51,411

BASE TAXABLE VALUE277,299

TOTAL JUST VALUE673,802

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE684,923

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CD SALE PRICE

1934/1895

8/28/2014

WD

Q

I

01

371,000

GRANTOR: CALOIA JON THOMAS ETA

GRANTEE: DIXON JOHN CLINTON

1909/0446

3/18/2014

WD

U

I

30

100

GRANTOR: CALOIA JON THOMAS TRU

GRANTEE: CALOIA JON THOMAS E

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W13 FSP=[YR=2008] N7 W26 S7 E1 S4 E24 N4 E1\$
W1 S4 W24 N4 W14 S49 E9 FOP=[YR=2008] S4 E13 N4 W3 N3 W7
S3W3\$ E3 N3 E7 S3 E12 FGR=[YR=2008] S32 E21 N25
PTO=[YR=2008] E3N3W3S3\$ N7 W21\$ E21 N49\$.