LOT 118
ISLE DE MAI AT AMELIA #2
PB 7/188

SUTTON MELANIE R & SAMUEL J
2983 FERDINAND CT
FERNANDINA BEACH, FL 32034

2026

00-00-31-087I-0118-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

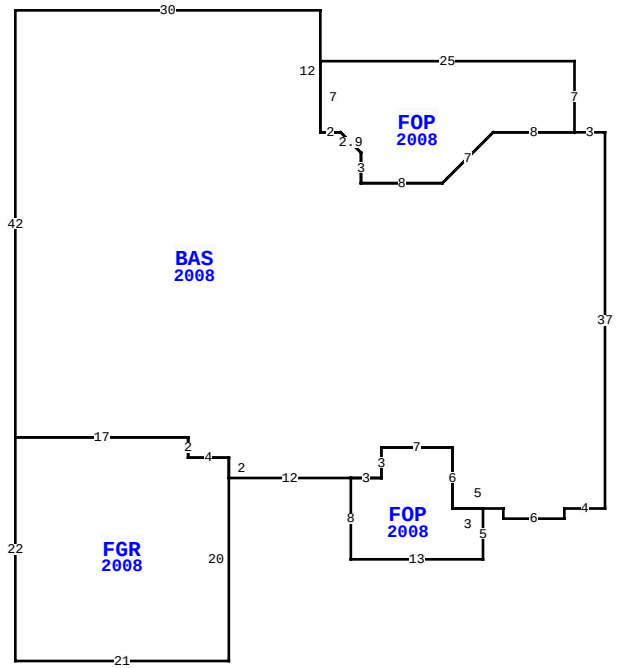
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	2,232	100	2008	2,232	377,168
FGR	454	55	2008	250	42,246
FOP	116	30	2008	35	5,915
FOP	230	30	2008	69	11,660
TOTALS	3,032			2,586	436,988

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,586	101.1408	184.68	477,582	2008	2008	0	0	0	8.50	91.50

1 SFR CUST 100% - 2026 Heated Area: 2232 HX Base Yr



BLD DATE	02/20/2008 DJ	LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

2983 FERDINAND CT, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		436,988
TOTAL MARKET OB/XF VALUE		1,800
TOTAL LAND VALUE - MARKET		155,000
TOTAL MARKET VALUE		593,788
SOH/AGL Deduction		0
ASSESSED VALUE		593,788
TOTAL EXEMPTION VALUE	13	593,788
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		593,788
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		597,556

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20071775	H/AC	5,830	09/19/2007
20071564	OTHER	5,491	08/22/2007
20071378	CO ISSUED	250,000	07/24/2007
20071378	NEW CONSTR	250,000	07/24/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2284/0510	6/21/2019	WD	Q	I	01	440,000
GRANTOR: GUEDEZ GUSTAVO E G &						
GRANTEE: SUTTON MELANIE R &						
1550/0831	2/11/2008	WD	Q	I		315,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: GUEDEZ GUSTAVO E &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W3 FOP=[YR=2008] N7 W25 S7 E2 D2 R2 S3 E8 U5 R5 E8$ W8 D5 L5 W8 N3 U2 L2 W2 N12 W30 S42
FGR=[YR=2008] S22 E21 N20 W4 N2 W17$ E17 S2 E4 S2 E12
FOP=[YR=2008] S8 E13 N5 W3 N6 W7 S3 W3$ E3 N3 E7 S6 E5 S1 E6 N1 E4 N37$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2008	2008	3	90	1,800	

LAND DESCRIPTION

TOTAL OB/XF 1,800

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-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