LOT 122
IN OR 1576/214
ISLE DE MAI AT AMELIA #2

QIU JI WEI/WANG SHU ZHONG
2966 FERDINAND COURT
FERNANDINA BEACH, FL 32034

2026

00-00-31-087I-0122-0000

BUILDING CHARACTERISTICS

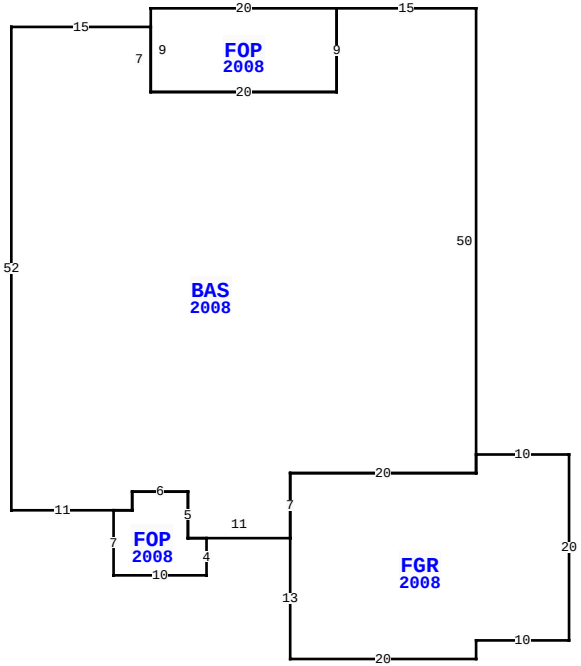
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,431	100	2008	2,431	418,203
FGR	600	55	2008	330	56,769
FOP	76	30	2008	23	3,956
FOP	180	30	2008	54	9,290
TOTALS	3,287			2,838	488,218

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,838	102.9648	188.01	533,572	2008	2008	0	0	0	8.50	91.50

1 SFR CUST 100% - 2009 Heated Area: 2431 HX Base Yr 2009



2966 FERDINAND CT, FERNANDINA BEACH

BLD DATE	01/23/2008 DJ	LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	488,218
TOTAL MARKET OB/XF VALUE	1,800
TOTAL LAND VALUE - MARKET	155,000
TOTAL MARKET VALUE	645,018
SOH/AGL Deduction	301,541
ASSESSED VALUE	343,477
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	292,066
TOTAL JUST VALUE	645,018
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	656,146

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20141555	165'FNC	0	07/18/2014
20071776	H/AC	5,890	09/19/2007
20071592	ELEC OTHER	2,000	08/27/2007
20071582	OTHER	7,205	08/23/2007
20071381	CO ISSUED	250,000	07/25/2007
20071381	NEW CONSTR	250,000	07/25/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1576/0214	7/10/2008	WD	Q	I		336,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: QIU JI WEI & SHU ZH						
1486/0109	3/19/2007	WD	U	V	19	168,000
GRANTOR: SEASIDE PPR INC						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W15 FOP=[YR=2008] W20 S9 E20 N9$ S9 W20 N7 W15 S52 E11 FOP=[YR=2008] S7 E10 N4 W2 N5 W6 S2 W2$ E2 N2 E6 S5 E11 FGR=[YR=2008] S13 E20 N2 E10 N20 W10 S2 W20 S7$ N7 E20 N50$.

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	

TOTAL OB/XF 1,800

LAND DESCRIPTION

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