LOT 123
ISLE DE MAI AT AMELIA #2
PB 7/188

DAVIDSON MELINDA DOSH & TIMOTHY HAYES
2962 FERDINAND CT
FERNANDINA BEACH, FL 32034

2026

00-00-31-087I-0123-0000

BUILDING CHARACTERISTICS

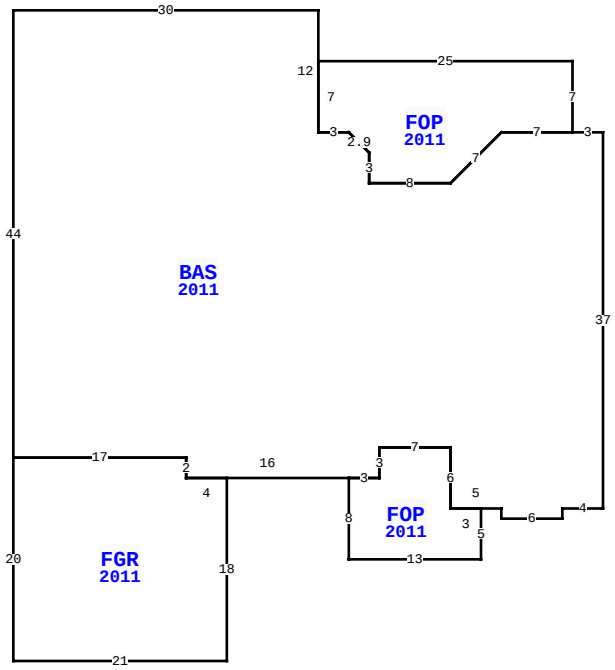
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	2,274	100	2011	2,274	399,722
FGR	412	55	2011	227	39,902
FOP	116	30	2011	35	6,152
FOP	230	30	2011	69	12,129
TOTALS	3,032			2,605	457,905

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,605	103.5120	189.01	492,371	2011	2011	0	0	0	7.00	93.00

1 SFR CUST 100% - 2025 Heated Area: 2274 HX Base Yr 2025



2962 FERDINAND CT, FERNANDINA BEACH

BLD DATE		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		457,905
TOTAL MARKET OB/XF VALUE		4,301
TOTAL LAND VALUE - MARKET		155,000
TOTAL MARKET VALUE		617,206
SOH/AGL Deduction		0
ASSESSED VALUE		617,206
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		565,795
TOTAL JUST VALUE		617,206
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		624,322

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222640	XFOB	14,310	11/30/2022
20120712	4 FT FENCE	0	04/24/2012
20111166	H/AC	4,800	07/19/2011
20111144	NEW CONSTR	0	07/13/2011
20111109	NEW CONSTR	0	07/07/2011
20110764	NEW CONSTR	228,561	05/19/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2733/240	8/19/2024	WD	Q	I	02	810,000
GRANTOR: RAGUCCI CHRISTOPHER &						
GRANTEE: DAVIDSON MELINDA DO						
2302/1531	9/06/2019	WD	Q	I	01	435,000
GRANTOR: HAMILTON EUGENE B & R						
GRANTEE: RAGUCCI CHRISTOPHER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W3 FOP=[YR=2011] N7 W25 S7 E3 D2 R2 S3 E8 U5 R5 E7$ W7 D5 L5 W8 N3 U2 L2 W3 N12 W30 S44 FGR=[YR=2011] S20 E21 N18 W4 N2 W17$ E17 S2 E16 FOP=[YR=2011] 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	2011	2011	3	93	1,860	
5	0912	SCRN RM G	0	100	0	0	125.00	SF	21.00	21.00	100	2024	2023		93	2,441	

LAND DESCRIPTION

TOTAL OB/XF 4,301

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 04/03/2023 BY DJ Total Acres: 0.00 Total Land Value: 155,000 Market: 0 Agricultural: 0 Common: 155,000 PRINTED 07/09/2026 BY SYS