LOT 124
ISLE DE MAI AT AMELIA #2
PB 7/188

KING JERRY L L/E/
2960 FERDINAND CT
FERNANDINA BEACH, FL 32034

2026

00-00-31-087I-0124-0000

BUILDING CHARACTERISTICS

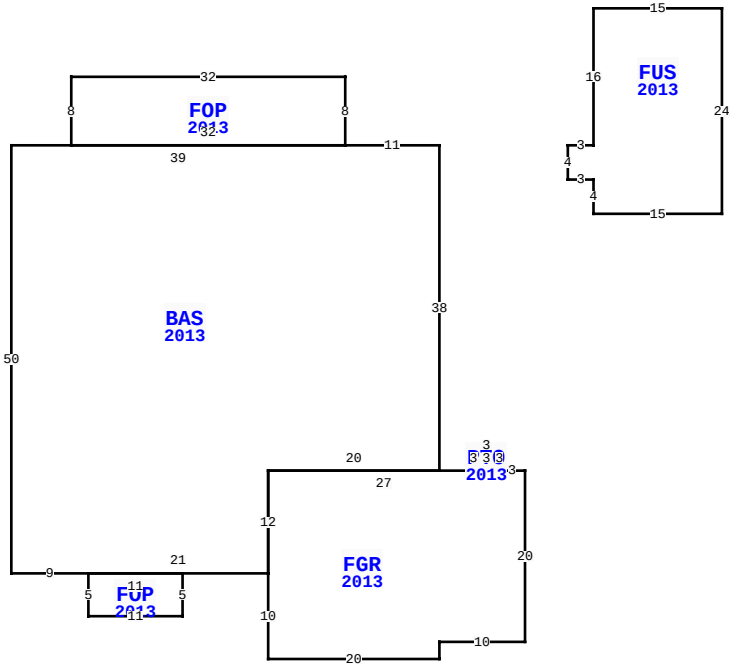
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,260	100	2013	2,260	402,786
FGR	640	55	2013	352	62,735
FOP	55	30	2013	16	2,852
FOP	256	30	2013	77	13,723
FUS	372	100	2013	372	66,299
PTO	9	5	2013	0	0
TOTALS	3,592			3,077	548,395

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,077	103.8312	189.60	583,399	2013	2013	0	0	0	6.00	94.00

1 SFR CUST 100% - 2015 Heated Area: 2632 HX Base Yr 2015



2960 FERDINAND CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

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
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2013	2013	3	94	3,290	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		548,395
TOTAL MARKET OB/XF VALUE		3,290
TOTAL LAND VALUE - MARKET		155,000
TOTAL MARKET VALUE		706,685
SOH/AGL Deduction		294,792
ASSESSED VALUE		411,893
TOTAL EXEMPTION VALUE	HX HB WR	56,411
BASE TAXABLE VALUE		355,482
TOTAL JUST VALUE		706,685
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		717,138

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20131270	NEW CONSTR	4,500	06/05/2013
20131007	NEW CONSTR	239,295	05/07/2013
20131008	ROOF	3,000	05/07/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2471/1700	6/14/2021	LE	U	I	11	100
GRANTOR: KING JERRY L						
GRANTEE: KING JARED R & CHRI						
2471/1698	6/14/2021	WD	U	I	11	100
GRANTOR: KING ELLEN L REVOCABL						
GRANTEE: KING JERRY L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W11 FOP=[YR=2013] N8 W32 S8 E32$ W39 S50 E9 FOP=[YR=2013] S5 E11 N5 W11$ E21 FGR=[YR=2013] S10 E20 N2 E10 N20 W3 PTO=[YR=2013] N3 W3 S3 E3 $ W27 S12$ N12 E20 N38$ PTR= E15 FUS=[YR=2013] E3 N16 E15 S24 W15 N4 W3 N4$ W15$.

LAND DESCRIPTION

TOTAL OB/XF 3,290

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