

LOT 137
IN OR 1574/812
ISLE DE MAI AT AMELIA #2

TALBERT SHANE D & ADRIENNE N
649 FERDINAND COURT
FERNANDINA BEACH, FL 32034

2026

00-00-31-087I-0137-0000



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	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	2,326	100	2008	2,326	389,520
FGR	441	55	2008	243	40,694
FOP	105	30	2008	32	5,359
FSP	226	40	2013	90	15,072
TOTALS	3,098			2,691	450,644

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT 2,000.00	2,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0003	R-1	0.00	0.00	1.00

REVIEW DATE 01/01/2023 BY CD

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,691	100.2288	183.02	492,507	2008	2008	0	0	8.50	91.50
1 SFR CUST 100% - 2009 Heated Area: 2326 HX Base Yr 2009											
649 FERDINAND CT, FERNANDINA BEACH											

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

TOTAL OB/XF									
1,800									

Total Acres: 0.00 Total Land Value: 155,000 Market: 0 Agricultural: 0 Common: 155,000

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		450,644	
TOTAL MARKET OB/XF VALUE		1,800	
TOTAL LAND VALUE - MARKET		155,000	
TOTAL MARKET VALUE		607,444	
SOH/AGL Deduction		282,927	
ASSESSED VALUE		324,517	
TOTAL EXEMPTION VALUE		HX HB	51,411
BASE TAXABLE VALUE		273,106	
TOTAL JUST VALUE		607,444	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		615,256	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20081281	XFOB	2,325	08/11/2008
20071926	H/AC	5,590	10/11/2007
20071739	OTHER	5,515	09/14/2007
20071703	ELEC OTHER	2,000	09/10/2007
20071497	CO ISSUED	250,000	08/10/2007
20071497	NEW CONSTR	250,000	08/10/2007

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1574/0812	6/30/2008	WD	Q	I	
GRANTOR: SEDA CONSTRUCTION COM					SALE PRICE
GRANTEE: TALBERT SHANE D & A					
1507/0684	6/22/2007	WD	U	V	19
GRANTOR: SEASIDE PPR INC					168,000
GRANTEE: SEDA CONSTRUCTION C					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2008] W15 FSP=[YR=2013] N5 W26 S5 E1 S4 E24 N4 E1\$ W1 S4 W24 N4 W15 S47 E12 FOP=[YR=2008] S8 E11 N6 W2 N5 W7 S3 W2\$ E2 N3 E7 S5 E13 FGR=[YR=2008] S11 E21 N21 W21 S10\$ N10 E21 N39\$.									

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