LOT 139
IN OR 1712/809
ISLE DE MAI AT AMELIA #2

APPELLO SHARON S & CURT S
639 FERDINAND COURT
FERNANDINA BEACH, FL 32034

2026

00-00-31-087I-0139-0000

BUILDING CHARACTERISTICS

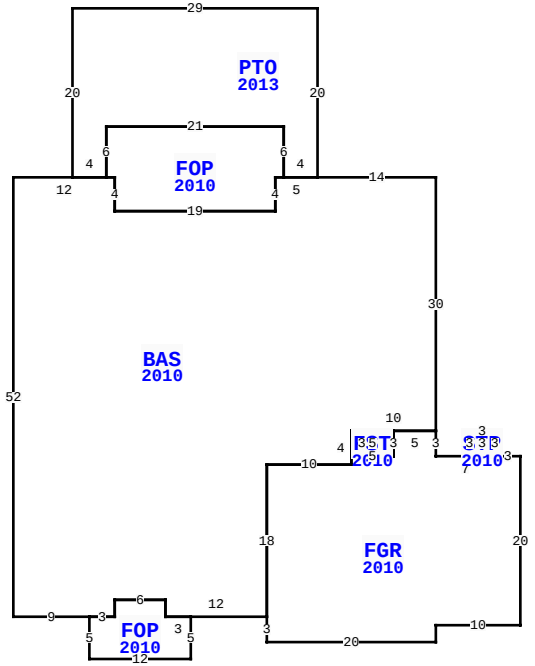
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,112	100	2010	2,112	377,709
FGR	645	55	2010	355	63,488
FOP	72	30	2010	22	3,934
FOP	202	30	2010	61	10,909
FST	15	55	2010	8	1,431
PTO	454	5	2013	23	4,113
STP	9	10	2010	1	179
TOTALS	3,509			2,582	461,764

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,582	105.8832	193.34	499,204	2010	2010	0	0	0	7.50	92.50

1 SFR CUST 100% - 2011 Heated Area: 2112 HX Base Yr 2011



639 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	461,764
TOTAL MARKET OB/XF VALUE	5,926
TOTAL LAND VALUE - MARKET	155,000
TOTAL MARKET VALUE	622,690
SOH/AGL Deduction	290,150
ASSESSED VALUE	332,540
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	281,129
TOTAL JUST VALUE	622,690
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	629,409

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20131129	SCRNENCL	0	05/22/2013
20100299	OTHER	1,000	02/16/2010
20100219	H/AC	5,570	02/05/2010
20100039	ELEC OTHER	2,000	01/11/2010
20091756	OTHER	14,500	12/28/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1712/0809	11/16/2010	WD	Q	I	01	315,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: APPELLO SHARON S &						
1533/0876	11/01/2007	WD	U	V	19	169,500
GRANTOR: SEASIDE PPR INC						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W14 PTO=[YR=2013] N20 W29 S20 E4 FOP=[YR=2010] N6 E 21 S6 W1 S4 W19 N4 W1$ N6 E21 S6 E4$ W5 S4 W19 N4 W12 S52 E9 FOP=[YR=2010] S5 E12 N5 W3 N2W6 S2 W3$ E3 N2 E6 S2 E12 FGR=[YR=2010] S3 E20 N2 E10 N20 W3 STP=[YR=2010] N3W3S3E3$ W7 N3 W5 FST=[YR=2010] W5S3E5N3$ S3 W5S1W10S18$ N18 E10 N4 E10 N30 $.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2010	2010	3	92	1,840	
4	0911	SCRN RM A	0	100	0	0	454.00	SF	18.00	18.00	100	2013	2013	3	50	4,086	

LAND DESCRIPTION

TOTAL OB/XF 5,926

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