LOT 141
IN OR 1853/837
ISLE DE MAI AT AMELIA #2

SCHURTTER TIMOTHY L & SHARON L
623 FERDINAND CT
FERNANDINA BEACH, FL 32034

2026

00-00-31-087I-0141-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

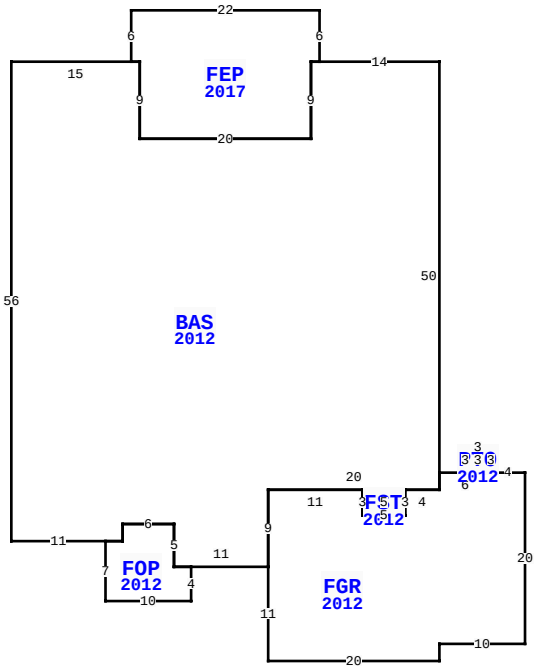
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,521	100	2012	2,521	451,792
FEP	312	80	2017	250	44,803
FGR	585	55	2012	322	57,706
FOP	76	30	2012	23	4,121
FST	15	55	2012	8	1,433
PTO	9	5	2012	0	0
TOTALS	3,518			3,124	559,856

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,124	104.9674	191.67	598,777	2012	2012	0	0	0	6.50	93.50

1 SFR CUST 100% - 2014 Heated Area: 2521 HX Base Yr 2014



623 FERDINAND CT, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		559,856
TOTAL MARKET OB/XF VALUE		3,290
TOTAL LAND VALUE - MARKET		155,000
TOTAL MARKET VALUE		718,146
SOH/AGL Deduction		313,749
ASSESSED VALUE		404,397
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		352,986
TOTAL JUST VALUE		718,146
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		727,684

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20171137	GLASSFSP	9,000	04/17/2017
20122035	H/AC	4,800	10/02/2012
20121872	NEW CONSTR	2,100	09/11/2012
20121834	NEW CONSTR	2,800	09/05/2012
20121639	NEW CONT	261,462	08/10/2012
20121640	ROOF	3,000	08/10/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1853/0837	4/18/2013	WD	Q	I	02	373,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: SCHURTTER TIMOTHY L						
1492/0335	4/13/2007	WD	U	V	19	168,000
GRANTOR: SEASIDE PPR INC						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W14 FEP=[YR=2017] N6 W22 S6 E1 S9 E20 N9 E1$ W1 S9 W20 N9 W15 S56 E11 FOP=[YR=2012] S7 E10 N4 W2 N5 W6 S2 W2$ E2 N2 E6 S5 E11 FGR=[YR=2012] S11 E20 N2 E10 N20 W4 PTO=[YR=2012] N3 W3 S3 E3$ W6 S2 W4 FST=[YR=2012] W5 S3 E5 N3$ S3 W5 N3 W11 S9$ N9 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2012	2012	3	94	3,290	

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