LOT 146
ISLE DE MAI AT AMELIA #2
PB 7/188

CUNNINGHAM BARBARA E TRUST/CUNNINGHAM BARBARA E TR
2839 FERDINAND CT
FERNANDINA BEACH, FL 32034

2026

00-00-31-087I-0146-0000

BUILDING CHARACTERISTICS

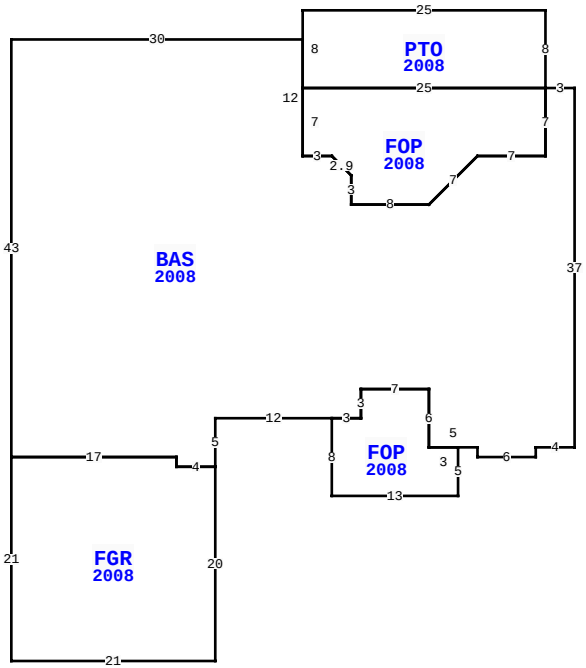
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,011	100	2008	2,011	346,908
FGR	437	55	2008	240	41,401
FOP	116	30	2008	35	6,038
FOP	230	30	2008	69	11,903
PTO	200	5	2008	10	1,725
TOTALS	2,994			2,365	407,974

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,365	103.2479	188.53	445,873	2008	2008	0	0	0	8.50	91.50

1 SFR CUST 100% - 2024 Heated Area: 2011 HX Base Yr 2024



2839 FERDINAND CT, FERNANDINA BEACH

BLD DATE	01/23/2008 DJ	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	407,974
TOTAL MARKET OB/XF VALUE	2,651
TOTAL LAND VALUE - MARKET	155,000
TOTAL MARKET VALUE	565,625
SOH/AGL Deduction	0
ASSESSED VALUE	565,625
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	514,214
TOTAL JUST VALUE	565,625
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	569,723

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20071702	ELEC OTHER	2,000	09/10/2007
20071669	OTHER	5,016	09/05/2007
20071591	ELEC OTHER	2,000	08/27/2007
20071499	CO ISSUED	0	08/21/2007
20071499	NEW CONSTR	0	08/21/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2687/459	12/14/2023	WD	Q	I	01	740,000
GRANTOR: DOUGLAS ALLAN C & WIL						
GRANTEE: CUNNINGHAM BARBARA						
1831/1043	12/20/2012	WD	Q	I	02	319,900
GRANTOR: PIERSON PAUL B & SHER						
GRANTEE: DOUGLAS ALAN C & WI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W3 PTO=[YR=2008] N8 W25 S8 FOP=[YR=2008] S7 E3 D2 R2 S3 E8 U5 R5 E7 N7 W25$ E25$ S7 W7 D5 L5 W8 N3 U2 L2 W3 N12 W30 S43 FGR=[YR=2008] S21 E21 N20 W4 N1 W17$ E17 S1 E4 N5 E12 FOP=[YR=2008] S8 E13 N5 W3 N6 W7 S3 W3$ E3 N3 E7 S6 E5 S1E6N1E4 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	2008	2008	3	90	1,800	
4	0911	SCRN RM A	0	100	25	7	175.00	SF	18.00	18.00	100	2008	2008	3	27	851	

LAND DESCRIPTION

TOTAL OB/XF 2,651

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