LOT 187
IN OR 1947/1675
ISLE DE MAI AT AMELIA #2

SMITH LIVING TRUST/SMITH GLEN A TRUSTEE
PO BOX 15462
FERNANDINA BEACH, FL 32035

2026

00-00-31-087I-0187-0000

BUILDING CHARACTERISTICS

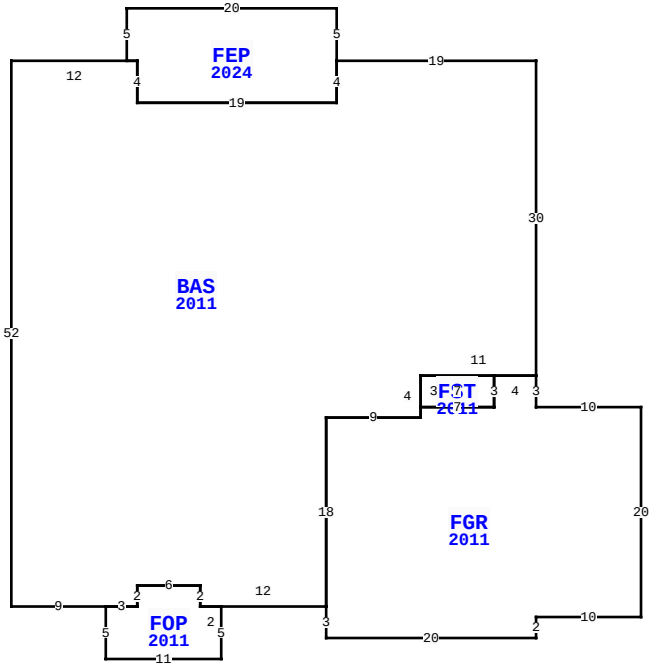
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 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	2,108	100	2011	2,108	366,308
FEP	176	80	2024	141	24,502
FGR	643	55	2011	354	61,515
FOP	67	30	2011	20	3,475
FST	21	55	2011	12	2,085
TOTALS	3,015			2,635	457,886

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,635	102.3264	186.85	492,350	2011	2011	0	0	0	7.00	93.00

1 SFR CUST 100% - 2013 Heated Area: 2108 HX Base Yr 2013



674 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		457,886
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		155,000
TOTAL MARKET VALUE		612,886
SOH/AGL Deduction		284,632
ASSESSED VALUE		328,254
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		276,843
TOTAL JUST VALUE		612,886
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		623,628

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2024-0354	GLASS WALLS	27,783	07/02/2024
20111069	H/AC	4,000	06/29/2011
20111045	NEW CONSTR	4,000	06/24/2011
20110951	NEW CONSTR	2,000	06/13/2011
20110840	NEW CONSTR	217,250	05/31/2011
20110842	REPAIR/RRF	3,000	05/31/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1947/1675	10/20/2014	WD	U	I	11	100
GRANTOR: SMITH GLEN A & CLAUDI						
GRANTEE: SMITH LIVING TRUST						
1792/1105	3/09/2012	WD	Q	I	02	312,500
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: SMITH GLEN A & CLAU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011;ORIG=0,0] W19 S4 W19 N4 W12 S52 E9 E3 N2 E6 S2 E12 N18 E9 N4 E11 N30 $
FGR=[YR=2011;ORIG=-20,52] S3 E20 N2 E10 N20 W10 N3 W4 S3 W7 S1 W9 S18 $
FEP=[YR=2024;ORIG=-19,0] N5 W20 S5 E1 S4 E19 N4 $
FOP=[YR=2011;ORIG=-41,52] S5 E11 N5 W2 N2 W6 S2 W3 $
FST=[YR=2011;ORIG=-4,30] W7 S3 E7 N3 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 10/22/2024 BY DJ Total Acres: 0.00 Total Land Value: 155,000 Market: 0 Agricultural: 0 Common: 155,000 PRINTED 07/09/2026 BY SYS