LOT 190
IN OR 1679/591
ISLE DE MAI AT AMELIA #2

LAVOIE WILLIAM J JR & TERESA M
652 FERDINAND CT
FERNANDINA BEACH, FL 32034

2026

00-00-31-087I-0190-0000

BUILDING CHARACTERISTICS

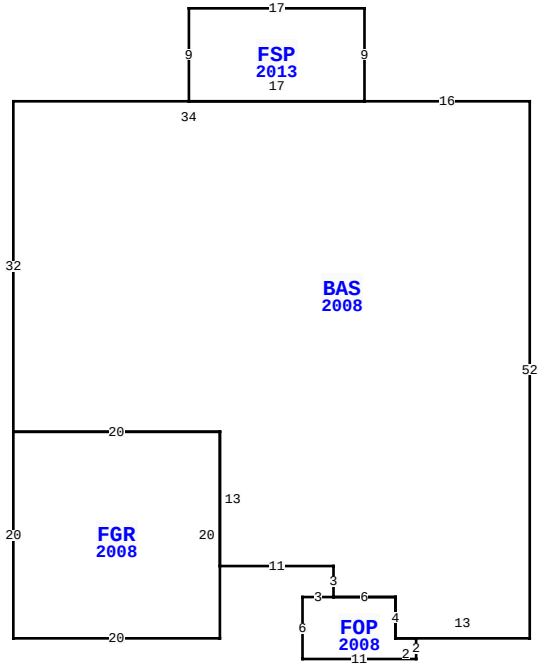
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,099	100	2008	2,099	362,087
FGR	400	55	2008	220	37,951
FOP	58	30	2008	17	2,933
FSP	153	40	2013	61	10,523
TOTALS	2,710			2,397	413,494

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,397	103.2479	188.53	451,906	2008	2008	0	0	0	8.50	91.50

1 SFR CUST 100% - 2019 Heated Area: 2099 HX Base Yr 2019



652 FERDINAND CT, FERNANDINA BEACH

BLD DATE	05/12/2008 DJ	LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		413,494
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		155,000
TOTAL MARKET VALUE		568,494
SOH/AGL Deduction		191,600
ASSESSED VALUE		376,894
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		325,483
TOTAL JUST VALUE		568,494
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		574,853

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20072249	H/AC	5,110	12/18/2007
20071751	NEW CONSTR	250,000	09/17/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1679/0591	5/28/2010	WD	Q	I	02	281,000
GRANTOR: OSBORNE WILLIAM K & N						
GRANTEE: LAVOIE WILLIAM J JR						
1584/0803	9/09/2008	WD	Q	I		294,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: OSBORNE WILLIAM K &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W16 FSP=[YR=2013] N9 W17 S9 E17$ W34 S32
FGR=[YR=2008] S20 E20 N20 W20$ E20 S13 E11 S3 FOP=[YR=2008]
W3 S6 E11 N2 W2 N4 W6 $ E6 S4 E13 N52$.

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 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