LOT 191
IN OR 1858/2
ISLE DE MAI AT AMELIA #2

JACKSON GERALD SR & BRENDA S
12537 PERCY LN
JACKSONVILLE, FL 32216

2026

00-00-31-087I-0191-0000

BUILDING CHARACTERISTICS

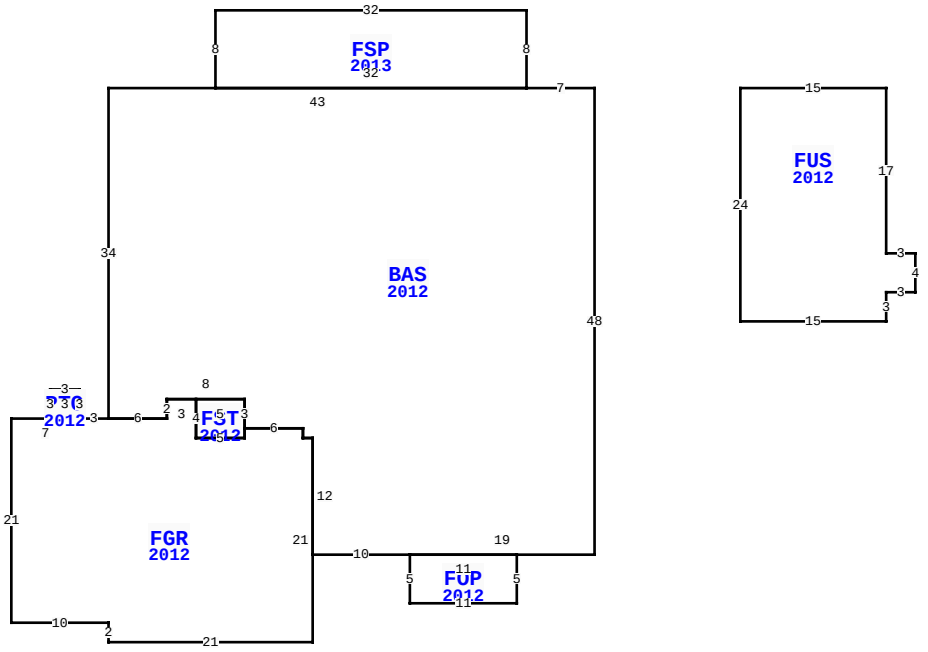
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,098	100	2012	2,098	384,165
FGR	681	55	2012	375	68,666
FOP	55	30	2012	16	2,929
FSP	256	40	2013	102	18,678
FST	20	55	2012	11	2,014
FUS	372	100	2012	372	68,117
PTO	9	5	2012	0	0
TOTALS	3,491			2,974	544,570

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,974	107.2493	195.84	582,428	2012	2012	0	0	0	6.50	93.50

1 SFR CUST 0% - 0 Heated Area: 2470 HX Base Yr



648 FERDINAND CT, FERNANDINA BEACH

BLD DATE		LGL DATE	05/06/2026 MLU
XF DATE		LAND DATE	
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
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2012	2012	3	94	1,880	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	544,570
TOTAL MARKET OB/XF VALUE	1,880
TOTAL LAND VALUE - MARKET	155,000
TOTAL MARKET VALUE	701,450
SOH/AGL Deduction	24,116
ASSESSED VALUE	677,334
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	677,334
TOTAL JUST VALUE	701,450
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	708,915

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121418	NEW CONSTR	2,100	07/18/2012
20121415	NEW CONSTR	2,500	07/17/2012
20121408	H/AC	5,642	07/16/2012
20121200	HOUSE	257,929	06/20/2012
20121202	ROOF	3,000	06/20/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1858/0002	5/14/2013	WD	Q	I	02	365,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: JACKSON GERALD SR &						
1561/0047	4/15/2008	WD	U	V	19	113,000
GRANTOR: SEASIDE PPR INC						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W7 FSP=[YR=2013] N8 W32 S8 E32$ W43 S34 FGR=[YR=2012] W3 PTO=[YR=2012] N3 W3 S3 E3$ W7 S21 E10 S2 E21 N21 W1 N1 W6 FST=[YR=2012] N3 W5 S4 E5 N1$ S1 W5 N4 W3 S2 W6$ E6 N2 E8 S3 E6 S1 E1 S12 E10 FOP=[YR=2012] S5 E11 N5 W11$ E19 N48$ PTR=E15 FUS=[YR=2012] E15 S17 E3 S4 W3 S3 W15 N24$ W15$.

LAND DESCRIPTION

TOTAL OB/XF 1,880

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	0	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