LOT 4
IN OR 1879/1895
SEASCAPE AT AMELIA PB 6/378

TEMPLETON SEBASTIEN R & LAUREN
736 WHITE IBIS WAY
FERNANDINA BEACH, FL 32034

2026

00-00-31-1677-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

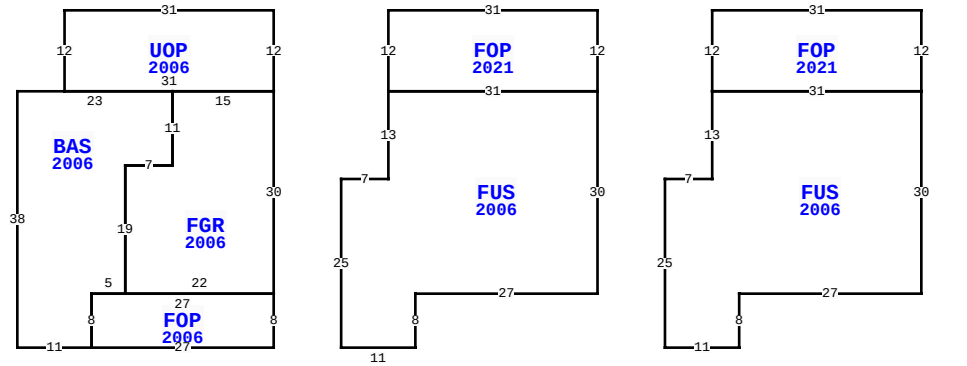
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	23	REINF CONC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1023.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	645	100	2006	645	116,233
FGR	583	55	2006	321	57,847
FOP	216	30	2006	65	11,714
FOP	372	30	2021	112	20,183
FOP	372	30	2021	112	20,183
FUS	1,137	100	2006	1,137	204,895
FUS	1,137	100	2006	1,137	204,895
UOP	372	20	2006	74	13,336
TOTALS	4,834			3,603	649,284

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,603	119.7315	198.75	716,096	2006	2006	0	0	0	9.33	90.67

1 SFR CUST 100% - 2015 Heated Area: 2919 HX Base Yr 2015



736 WHITE IBIS WAY, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/20/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		649,284
TOTAL MARKET OB/XF VALUE		3,080
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		1,002,364
SOH/AGL Deduction		412,926
ASSESSED VALUE		589,438
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		538,027
TOTAL JUST VALUE		1,002,364
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		867,888

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200056	REMODEL	300,000	03/16/2020
20081139	VINYL FENCE	1,725	07/09/2008
20060899	45 HD IRRIGATION	1,200	04/26/2006
20060220	GAS PIPING FOR FI	1,000	01/27/2006
20060207	H/AC	12,950	01/25/2006
20052644	PLUMBING NC	13,000	09/13/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1879/1895	9/17/2013	WD	Q	I	02	570,000
GRANTOR: HAGGARD W CHARLES & A						
GRANTEE: TEMPLETON SEBASTIEN						
1867/1776	6/20/2013	QC	U	I	11	100
GRANTOR: HAGGARD W CHARLES & A						
GRANTEE: HAGGARD W CHARLES &						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2006] N8 FGR=[YR=2006] N30 UOP=[YR=2006] N12 W31 S12 E31$W15 BAS=[YR=2006] W23 S38 E11 N8 E5 N19 E7 N11$S11 W7 S19 E22$W27 S8 E27$ PTR=E10 FUS=[YR=2006] N25 E7 N13 FOP=[YR=2021] N12 E31 S12 W31$ E31 S30 W27 S8 W11$ W10$ PTR= E58 FUS=[YR=2006] N25 E7 N13 FOP=[YR=2021] N12 E31 S12 W31$E31 S30 W27 S8 W11$ W58$.

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	2006	2006	3	88	3,080	

LAND DESCRIPTION

TOTAL OB/XF 3,080

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-2	80.00	98.00	1.00	LT		1.00	1.00	1.00	350,000.00	350,000.00	350,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 07/09/2026 BY SYS