LOT 6
SEASCAPE AT AMELIA PB 6/378

BAKEM COMMUNITY PROPERTY TRUST/HADDAD ROBERT M TRU
720 WHITE IBIS WAY
FERNANDINA BEACH, FL 32034

2026

00-00-31-1677-0006-0000

BUILDING CHARACTERISTICS

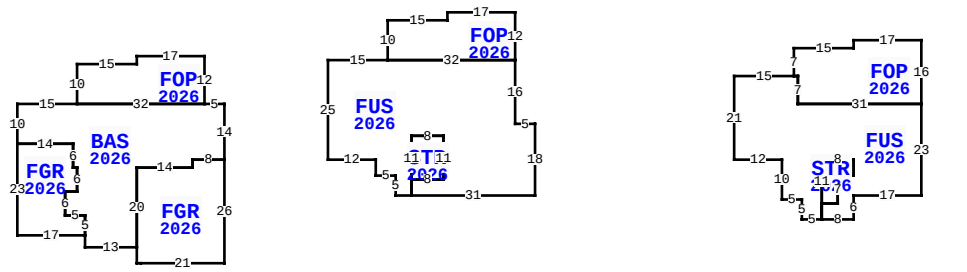
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 70
Frame	03	MASONRY 30
Stories	3.	3. 100
Quality	03	Quality Level 03
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	1,034	100	2026	1,034	301,711
FGR	331	55	2026	182	53,106
FGR	544	55	2026	299	87,245
FOP	354	30	2026	106	30,930
FOP	354	30	2026	106	30,930
FOP	475	30	2026	142	41,434
FUS	1,108	100	2026	1,108	323,303
FUS	1,467	100	2026	1,467	428,056
STR	60	10	2026	6	1,751
STR	88	10	2026	9	2,626
TOTALS	5,815			4,459	1,301,092

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	4,459	175.7800	291.79	1,301,092	2025	2025	0	0	0	0.00	100.00

1 SFR CUST 100% - 2026 Heated Area: 3609 HX Base Yr 2026



720 WHITE IBIS WAY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		1,301,092
TOTAL MARKET OB/XF VALUE		20,200
TOTAL LAND VALUE - MARKET		700,000
TOTAL MARKET VALUE		2,021,292
SOH/AGL Deduction		203,309
ASSESSED VALUE		1,817,983
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		1,766,572
TOTAL JUST VALUE		2,021,292
NCON VALUE		1,321,292
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		382,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2023-0712	SFR 3740 HTD	1,000,000	03/20/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2705/562	3/06/2024	WD	U	V	11	100
GRANTOR: KEMBA JOINT TRUST UAD						
GRANTEE: BAKEM COMMUNITY PRO						
2208/1635	7/02/2018	WD	Q	V	02	250,000
GRANTOR: MURPHEY LYNN C						
GRANTEE: KEMBA JOINT TRUST U						

BUILDING NOTES

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	0409	ELEVATOR R	0	100	0	0	1.00	UT	10,200.00	10,200.00	100	2026	2025		100	10,200	
2	0501	FP-AVERAGE	0	100	0	0	2.00	UT	5,000.00	5,000.00	100	2026	2025		100	10,000	

BUILDING DIMENSIONS

FGR=[YR=2026;ORIG=20,50] N23 E14 S6 E1 S6 W3 S6 E5 S5 W17 $
BAS=[YR=2026;ORIG=37,50] S3 E13 N20 E14 N2 E8 N14 W5 W32 W15 S10 E14 S6 E1 S6 W3 S6 E5 S5 $
FGR=[YR=2026;ORIG=72,31] W8 S2 W14 S20 S4 E1 E21 N26 $
FOP=[YR=2026;ORIG=67,17] N12 W17 S2 W15 S10 E32 $
FUS=[YR=2026;ORIG=150,40] W31 N4 E8 U11L0 D0L8 S11 S4 W4 N5 W5 N4 W12 N25 E15 E32 S16 E5 S18 $
FOP=[YR=2026;ORIG=145,6] N12 W17 S2 W15 S10 E32 $
STR=[YR=2026;ORIG=119,25] E8 S11 W8 N11 $
FUS=[YR=2026;ORIG=200,10] S21 E12 S10 E5 S5 E5 N4 N11 E8 S4 W4 S7 W4 S4 E8 N6 E17 N23 W31 N7 W1 W15 $
STR=[YR=2026;ORIG=222,31] E8 S4 W4 S7 W4 N11 $

LAND DESCRIPTION

TOTAL OB/XF 20,200

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	83.00	98.00	2.00	LT		1.00	1.00	1.00	350,000.00	350,000.00	700,000							

REVIEW DATE 01/14/2026 BY HS Total Acres: 0.00 Total Land Value: 700,000 Market: 0 Agricultural: 0 Common: 700,000 PRINTED 07/09/2026 BY SYS