

LOT 7 IN OR 1065/78
ISLE OF PALMS OF AMELIA
PB 6/189

WASSON BRADFORD L
2149 CAPTAIN KIDD DR
FERNANDINA BEACH, FL 32034-7915

2023

00-00-31-142I-0007-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 60
Exterior Wall	16	WD FR STUC 40
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1105.00
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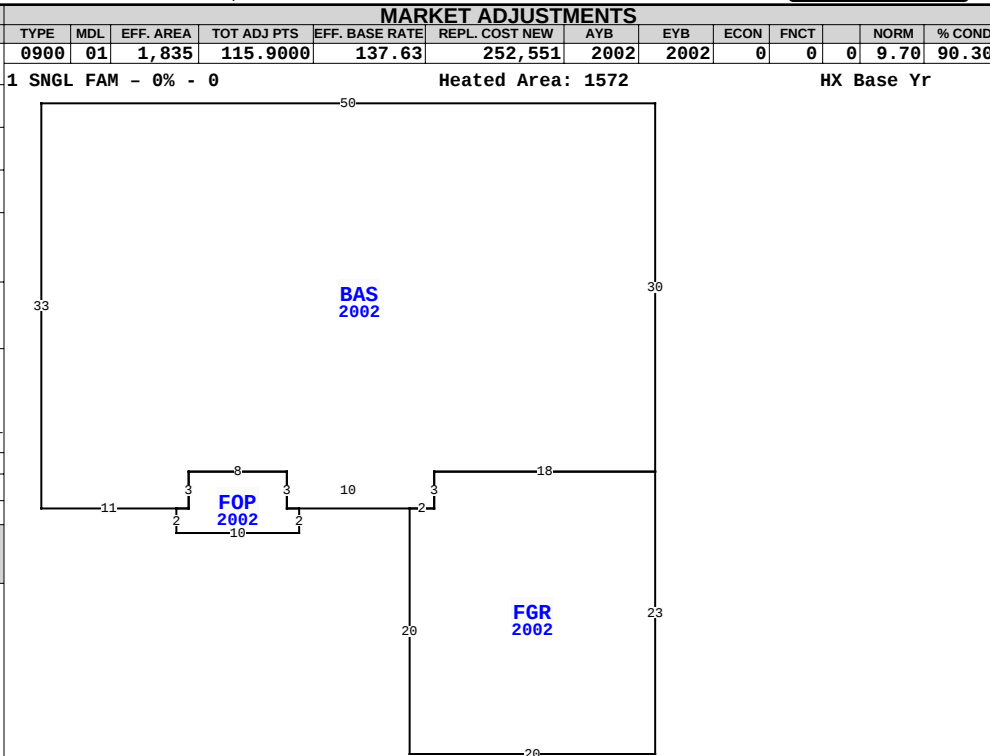
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,572	100	1,572	195,368
FGR	454	55	250	31,070
FOP	44	30	13	1,615

TOTALS	2,070		1,835	228,054
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0877	JACUZZI	0	0	0	0	1.00	UT	1,000.00
2	0810	CONCRETE A	0	0	0	0	1,251.00	SF	6.50
3	0810	CONCRETE A	0	0	15	20	300.00	SF	6.50
4	0810	CONCRETE A	0	0	15	17	255.00	SF	6.50
5	0756	FEP	0	0	15	37	555.00	SF	22.95
6	0861	POOL GUNIT	0	0	24	12	288.00	SF	106.25
7	0845	KOOL DECK	0	0	0	0	740.00	SF	14.50
8	0810	CONCRETE A	0	0	6	4	24.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0	0003	R-3	0.00	0.00	1.00

REVIEW DATE	07/20/2018	BY	DJX
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2023 ISLE OF PALMS LN, FERNANDINA BEACH

1023 ISLE OF PALMS LN, FERNANDINA BEACH						INC DATE		AG DATE		
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1.00	UT	1,000.00	1,000.00	100	2002	2002	3	21	210	
1,251.00	SF	6.50	6.50	100	2002	2002	3	83	6,749	
300.00	SF	6.50	6.50	100	2002	2002	3	83	1,619	
255.00	SF	6.50	6.50	100	2006	2006	3	88	1,459	
555.00	SF	22.95	22.95	100	2006	2006	3	31	3,949	
288.00	SF	106.25	106.25	100	2006	2006	3	48	14,688	
740.00	SF	14.50	14.50	100	2006	2006	3	88	9,442	
24.00	SF	6.50	6.50	100	2006	2006	3	88	137	

TOTAL OB/XF										38,253		
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	L VA
03	R-3	0.00	0.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	:

Total Acres: 0.00	Total Land Value: 100,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	228,054		
TOTAL MARKET OB/XF VALUE	38,253		
TOTAL LAND VALUE - MARKET	100,000		
TOTAL MARKET VALUE	366,307		
SOH/AGL Deduction	31,564		
ASSESSED VALUE	334,743		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	334,743		
TOTAL JUST VALUE	366,307		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	304,312		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20061516	SUNROOM FIXTURES	503	06/29/2006
20060889	SUNROOM	34,892	04/26/2006
20060556	REMOVE TREES DISE	0	03/17/2006
20060557	FENCE	4,500	03/17/2006
20060034	POOL WIRING	700	01/10/2006
20060020	SWIM POOL	25,400	01/04/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1065/0078	6/25/2002	TD U	V	19	
GRANTOR: ROWAN RIC TRUSTEE					
GRANTEE: WASSON BRADFORD L					
1060/0118	6/05/2002	WD U	V	19	
GRANTOR: AMELIA ISLAND LAND DE					
GRANTEE: ROWAN RIC TRUSTEE					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=2002] W50 S33 E11 FOP=[YR=2002] S2 E10 N2 W1 N3 W8 S3 W1 \$ E1 N3 E8 S3 E10 FGR=[YR=2002] S20 E20 N23 W18 S3 W2 \$ E2 N3 E18 N30 \$.					