

LOT 23
IN OR 1715/262
ISLE OF PALMS OF AMELIA

SIPE LINDA J/SIPE LAWRENCE C EST
1010 ISLE OF PALMS LN
FERNANDINA BEACH, FL 32034

2023

00-00-31-142I-0023-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	10	ABOVE AVG 60								0900	01	1,769	115.9000	137.63	243,467	2000	2000	0	0	0	10.70	89.30																	
Exterior Wall	16	WD FR STUC 40								1 SNGL FAM - 50% - 2018										Heated Area: 1506										HX Base Yr 2018									
Roof Structure	08	IRREGULAR 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		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																													
NEIGHBORHOOD/LOC		1105.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
BAS	1,506	100	1,506	185,093																																			
FGR	454	55	250	30,726																																			
FOP	44	30	13	1,598																																			
TOTALS		2,004		1,769		217,416																																	
EXTRA FEATURES										1010 ISLE OF PALMS LN, FERNANDINA BEACH																													
L N	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	0877	JACUZZI	0	50	0	0	1.00	UT	1,000.00	1,000.00	100	2000	2000	3	20	200																							
2	0810	CONCRETE A	0	50	0	0	1,023.00	SF	6.50	6.50	100	2000	2000	3	80	5,320																							
3	0810	CONCRETE A	0	50	12	9	108.00	SF	6.50	6.50	100	2002	2002	3	83	583																							
4	0835	QUARY TILE	0	50	12	18	216.00	SF	10.00	10.00	100	2002	2002	3	83	1,793																							
5	0528	GLASS ROOM	0	50	12	18	216.00	SF	63.00	63.00	100	2002	2002	3	21	2,858																							
6	0810	CONCRETE A	0	50	65	3	195.00	SF	6.50	6.50	100	2002	2002	3	83	1,052																							
7	0855	CONC PAVER	0	50	0	0	200.00	SF	10.00	10.00	100	2004	2004	3	86	1,720																							
LAND DESCRIPTION										TOTAL OB/XF										13,526																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV															
1	000134	C	SFR POND	50	0003	R-3	0.00	0.00	1.00	LT		1.00	1.00	1.10	100,000.00	110,000.00	110,000																						
REVIEW DATE 07/20/2018 BY DJX Total Acres: 0.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 08/02/2023 BY SYS																																							