

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

2024

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

NEIGHBORHOOD/LOC 1105.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,572	100	1,572	204,520
FGR	454	55	250	32,526
FOP	44	30	13	1,691

TOTALS 2,070 1,835 238,738

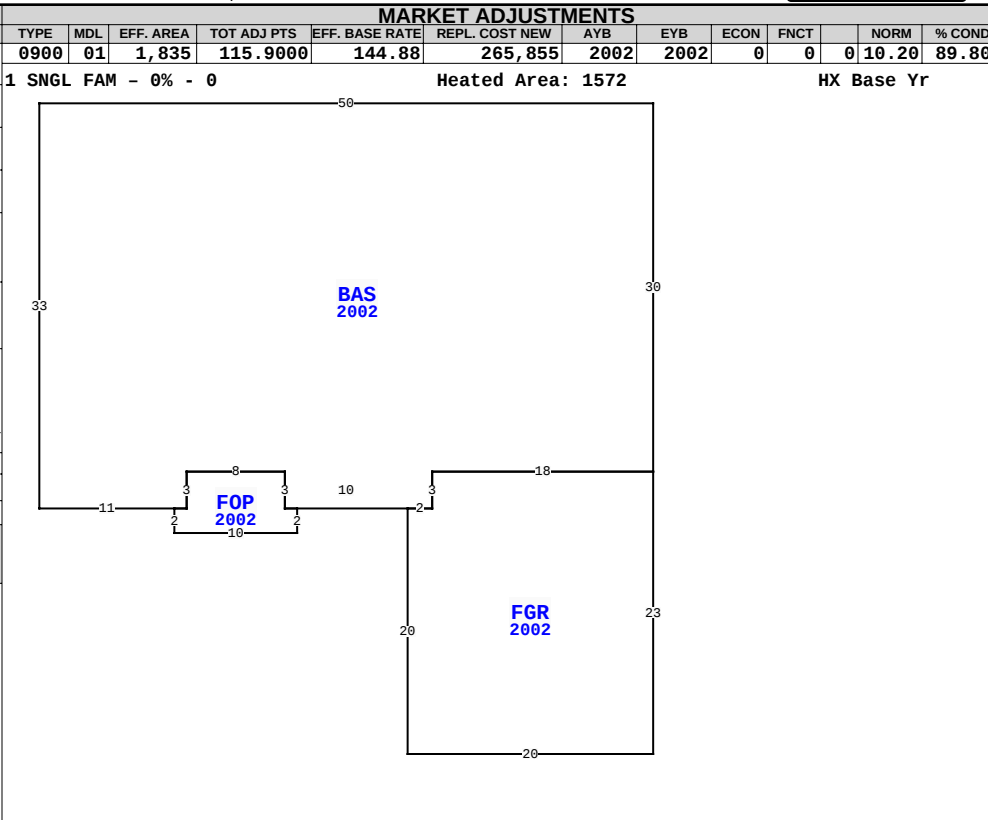
EXTRA FEATURES

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	0	0	0	1.00	UT	1,000.00	100	2002	2002	3	20	200	
2	0810	CONCRETE A	0	0	0	0	1,251.00	SF	6.50	100	2002	2002	3	82	6,668	
3	0810	CONCRETE A	0	0	15	20	300.00	SF	6.50	100	2002	2002	3	82	1,599	
4	0810	CONCRETE A	0	0	15	17	255.00	SF	6.50	100	2006	2006	3	87	1,442	
5	0756	FEP	0	0	15	37	555.00	SF	22.95	100	2006	2006	3	27	3,439	
6	0861	POOL GUNIT	0	0	24	12	288.00	SF	106.25	100	2006	2006	3	44	13,464	
7	0845	KOOL DECK	0	0	0	0	740.00	SF	14.50	100	2006	2006	3	87	9,335	
8	0810	CONCRETE A	0	0	6	4	24.00	SF	6.50	100	2006	2006	3	87	136	

LAND DESCRIPTION

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	000100	C	SFR	0	0003	R-3	0.00	0.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 08/06/2024 BY SYS



1023 ISLE OF PALMS LN, FERNANDINA BEACH

BLD DATE XE DATE LGL DATE 03/19/2024 MLU

INC DATE AG DATE

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
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TOTAL OB/XF 36,283

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1	000100	C	SFR	0	0003	R-3	0.00	0.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000							

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 2 Tax Dist:	
BUILDING MARKET VALUE		238,738	
TOTAL MARKET OB/XF VALUE		36,283	
TOTAL LAND VALUE - MARKET		125,000	
TOTAL MARKET VALUE		400,021	
SOH/AGL Deduction		31,804	
ASSESSED VALUE		368,217	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		368,217	
TOTAL JUST VALUE		400,021	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		366,307	

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	SALE PRICE
1065/0078	6/25/2002	TD U V 19	28,000
GRANTOR: ROWAN RIC TRUSTEE			
GRANTEE: WASSON BRADFORD L			
1060/0118	6/05/2002	WD U V 19	94,000
GRANTOR: AMELIA ISLAND LAND DE			
GRANTEE: ROWAN RIC TRUSTEE			

BUILDING NOTES			
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 \$.			