LOT 13
ISLE OF PALMS OF AMELIA
PB 6/189

BACKE JOHN & DYAN ELIZABETH
1035 ISLE OF PALMS LN
FERNANDINA BEACH, FL 32034

2024

00-00-31-142I-0013-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

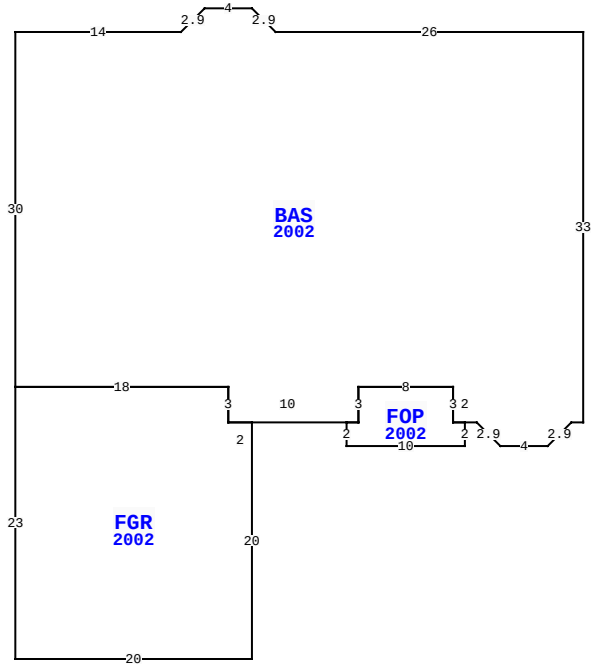
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,530	100	1,530	198,391
FGR	454	55	250	32,417
FOP	44	30	13	1,685
TOTALS	2,028		1,793	232,494

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,793	115.9000	144.88	259,770	2002	2002	0	0	0	10.50	89.50

1 SNGL FAM – 0% - 0 Heated Area: 1530 HX Base Yr



1035 ISLE OF PALMS LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/19/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	232,494
TOTAL MARKET OB/XF VALUE	10,898
TOTAL LAND VALUE - MARKET	125,000
TOTAL MARKET VALUE	368,392
SOH/AGL Deduction	37,525
ASSESSED VALUE	330,867
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	330,867
TOTAL JUST VALUE	368,392
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	333,124

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20032730	FENCE	1,000	03/20/2003
20012470	NEW CONSTR	80,000	11/12/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2715/718	5/29/2024	WD	Q	I	02	555,000
GRANTOR: OPENDOOR PROPERTY TRU						
GRANTEE: BACKE JOHN & DYAN E						
2705/890	4/09/2024	WD	U	I	37	481,100
GRANTOR: DEADY ERIC M						
GRANTEE: OPENDOOR PROPERTY T						

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	86	3,010	
2	0810	CONCRETE A	0	0	0	0	180.00	SF	6.50	6.50	100	2002	2002	3	82	959	
3	0810	CONCRETE A	0	0	0	0	1,300.00	SF	6.50	6.50	100	2002	2002	3	82	6,929	

BUILDING DIMENSIONS

BAS=[YR=2002] W26 U2 L2 W4 D2 L2 W14 S30 FGR=[YR=2002] S23 E20 N20 W2 N3 W18$ E18 S3 E10 FOP=[YR=2002] S2 E10 N2 W1 N3 W8 S3 W1 $ E1 N3 E8 S3 E2 D2 R2 E4 U2 R2 E1 N33 $.

LAND DESCRIPTION

TOTAL OB/XF 10,898

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	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