LOT 20
ISLE OF PALMS OF AMELIA
PB 6/189

RAINEY JOSEPH THOMAS
1016 ISLE OF PALMS LN
FERNANDINA BEACH, FL 32034

2024

00-00-31-142I-0020-0000

BUILDING CHARACTERISTICS

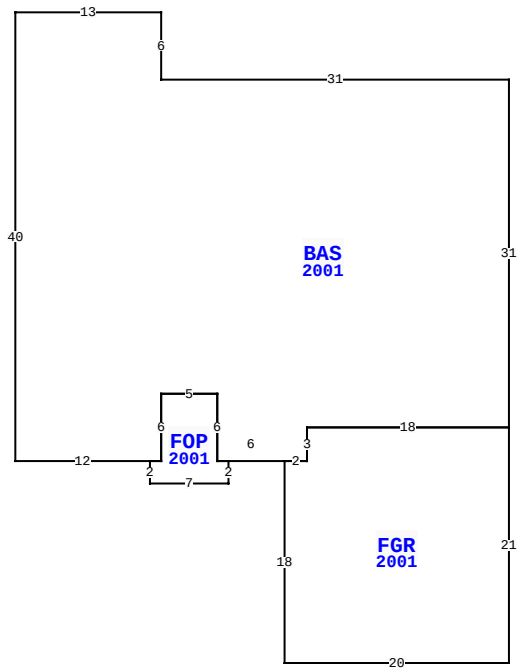
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 60
Exterior Wall	16	WD FR STUC 40
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,490	100	1,490	203,072
FGR	414	55	228	31,074
FOP	44	30	13	1,772
TOTALS	1,948		1,731	235,917

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,731	122.1000	152.62	264,185	2001	2001	0	0	0	10.70	89.30

1 SNGL FAM – 100% - 2021 Heated Area: 1490 HX Base Yr 2021



1016 ISLE OF PALMS LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		235,917
TOTAL MARKET OB/XF VALUE		11,547
TOTAL LAND VALUE - MARKET		137,500
TOTAL MARKET VALUE		384,964
SOH/AGL Deduction		79,967
ASSESSED VALUE		304,997
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		254,997
TOTAL JUST VALUE		384,964
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		347,317

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200640	ADDITION	0	10/16/2020
20010310	NEW CONSTR	106,750	02/22/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2357/1722	4/30/2020	WD	Q	I	01	345,000
GRANTOR: SMITH ROY G JR & CATH						
GRANTEE: RAINEY JOSEPH THOMA						
1872/0701	8/02/2013	WD	Q	I	02	200,000
GRANTOR: FORNS ANTHONY S & SUS						
GRANTEE: SMITH ROY G JR & CA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W31 N6 W13 S40 E12 FOP=[YR=2001] S2 E7 N2 W1 N6 W5 S6 W1 $ E1 N6 E5 S6 E6 FGR=[YR=2001] S18 E20 N21 W18 S3 W2 $ E2 N3 E18 N31 $.

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	0810	CONCRETE A	0	100	16	22	352.00	SF	6.50	6.50	100	2001	2001	3	80	1,830	
2	0810	CONCRETE A	0	100	41	16	656.00	SF	6.50	6.50	100	2001	2001	3	80	3,411	
3	0810	CONCRETE A	0	100	37	3	111.00	SF	6.50	6.50	100	2001	2001	3	80	577	
4	0911	SCRN RM A	0	100	16	22	352.00	SF	17.50	17.50	100	2021	2021	3	93	5,729	

LAND DESCRIPTION

TOTAL OB/XF 11,547

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	000134	C	SFR POND	100	0003	R-3	0.00	0.00	1.00	LT		1.00	1.00	1.10	125,000.00	137,500.00	137,500							

REVIEW DATE 12/08/2021 BY DJ Total Acres: 0.00 Total Land Value: 137,500 Market: 0 Agricultural: 0 Common: 137,500 PRINTED 08/06/2024 BY SYS