

LOT 12
IN OR 2214/1525
FOREST HILLS # 1 PB 2/76

PALMER LEIGH M & JOSPEH S III
5 ILAN CIR
FERNANDINA BEACH, FL 32034

2025

00-00-31-128A-0012-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	1	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,330	100	1993	1,330	152,489
DCK	186	10	2010	19	2,178
FOP	35	30	1993	10	1,146
PTO	99	5	2010	5	574
STR	28	10	2010	3	344
UGR	300	45	1993	135	15,478
UST	36	45	1993	16	1,834
TOTALS	2,014			1,518	174,044

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0810	CONCRETE A	0	100	0	0	871.00	SF	6.50
3	0810	CONCRETE A	0	100	3	6	18.00	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	RES	100	0006	R-1	110.00	140.00	1.00

REVIEW DATE 05/12/2019 BY KBA

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,518	126.3372	126.34	191,784	1954	2005	0	0	0	9.25	90.75
1 SINGLE FAM - 100% - 2019				Heated Area: 1330				HX Base Yr 2019				
The diagram shows a large rectangular lot with several smaller rectangular areas within it. The areas are labeled with codes and years: BAS 1993, DCK 2010, UST 1993, UGR 1993, PTO 2010, FOP 1993, and STR 2010. Dimensions are provided for each area and the overall lot. The lot is divided into several sections by lines. The overall lot dimensions are 27 by 43. The sections are: BAS 1993 (27 by 43), DCK 2010 (15 by 12), UST 1993 (4 by 4), UGR 1993 (19 by 24), PTO 2010 (9 by 11), FOP 1993 (5 by 5), and STR 2010 (4 by 4).												
5 ILAN CIR, FERNANDINA BEACH												
BLD DATE				LGL DATE				05/08/2025				
XF DATE				LAND DATE				MLU				

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1954	1954	3	20	700	
2	0810	CONCRETE A	0	100	0	0	871.00	SF	6.50	6.50	100	1977	1977	3	27	1,529	
3	0810	CONCRETE A	0	100	3	6	18.00	SF	6.50	6.50	100	1977	1977	3	27	32	

TOTAL OB/XF																																						
2,261																																						
<table><tr><th>L N</th><th>USE CODE</th><th>CLS</th><th>LAND USE DESCRIPTION</th><th>CAP</th><th>R D</th><th>LOC ZONE</th><th>FRONT</th><th>DEPTH</th><th>TOT LND UTS</th><th>UNIT TYPE</th><th>D T</th><th>DPH FACT</th></tr><tr><td>1</td><td>000100</td><td>C</td><td>RES</td><td>100</td><td>0006</td><td>R-1</td><td>110.00</td><td>140.00</td><td>1.00</td><td>LT</td><td></td><td>1.00</td></tr></table>													L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	1	000100	C	RES	100	0006	R-1	110.00	140.00	1.00	LT		1.00
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT																										
1	000100	C	RES	100	0006	R-1	110.00	140.00	1.00	LT		1.00																										

Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		174,044	
TOTAL MARKET OB/XF VALUE		2,261	
TOTAL LAND VALUE - MARKET		225,000	
TOTAL MARKET VALUE		401,305	
SOH/AGL Deduction		168,678	
ASSESSED VALUE		232,627	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		181,905	
TOTAL JUST VALUE		401,305	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		394,022	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111358	H/AC	2,500	08/12/2011
20033712	REPAIR/RRF	4,000	08/21/2003
20033631	REMODEL	10,000	08/06/2003
5035	REPAIR/RRF	2,600	10/05/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2214/1525	7/30/2018	WD	Q	I	01	315,000	
GRANTOR: ROBERTSON GUY G & MIC							
GRANTEE: PALMER LEIGH M & JO							
1681/0526	6/08/2010	WD	Q	I	02	158,000	
GRANTOR: SURIANO VIOLA E							
GRANTEE: ROBERTSON GUY G & M							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W13 DCK=[YR=2010] N2E2N3W2N7 W15S12E15\$ W43 S27 E24 PTO=[YR=2010] S9E11 N9W11\$ E11S4 FOP=[YR=1993] S5 STR=[YR=2010] S4E7N4W7\$ E7 UGR=[YR=1993] E14 N24 W5 UST=[YR=1993] W9 S4 E9N4\$ S4 W9 S20 \$ N5W7\$ E7 N19 E14 N12\$.									

OTHER ADJUSTMENTS AND NOTES									

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