LOT 1 IN OR 1006/1850
ISLE OF PALMS OF AMELIA
PB 6/189

BRATTON CLARENCE B & CHARLENE
1011 ISLE OF PALMS LN
FERNANDINA BEACH, FL 32034

2025

00-00-31-142I-0001-0000

BUILDING CHARACTERISTICS

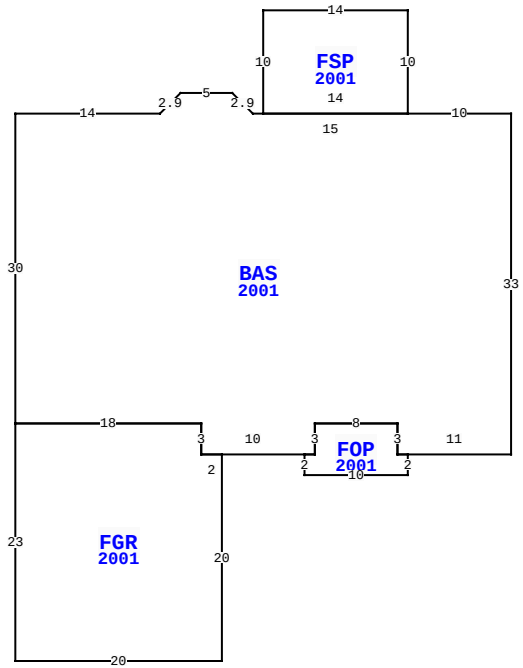
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,520	100	2001	1,520	211,248
FGR	454	55	2001	250	34,745
FOP	44	30	2001	13	1,806
FSP	140	40	2001	56	7,783
TOTALS	2,158			1,839	255,582

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,839	118.5000	156.42	287,656	2001	2001	0	0	0	11.15	88.85

1 SNGL FAM – 100% - 2002 Heated Area: 1520 HX Base Yr 2002



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2025 MLU
INC DATE		AG DATE	

1011 ISLE OF PALMS LN, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		255,582
TOTAL MARKET OB/XF VALUE		5,582
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		461,164
SOH/AGL Deduction		266,015
ASSESSED VALUE		195,149
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		144,427
TOTAL JUST VALUE		461,164
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		374,032

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20011196	SCREEN PORCH	2,000	05/24/2001
20010762	NEW CONSTR	108,841	04/24/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1006/1850	9/07/2001	WD	Q	I		141,000
GRANTOR: JAMES R HANNAH INC						
GRANTEE: BRATTON CLARENCE B						
0979/0613	4/04/2001	WD	U	V	19	28,000
GRANTOR: AMELIA ISLAND LAND DE						
GRANTEE: JAMES R HANNAH INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W10 FSP=[YR=2001] N10 W14 S10 E14 $ W15 U2 L2 W5 L2 D2 W14 S30FGR=[YR=2001] S23 E20N20 W2 N3 W18 $E18 S3 E10 FOP=[YR=2001] S2 E10 N2 W1 N3 W8 S3 W1 $ E1 N3 E8 S3 E11 N33 $.

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	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2001	2001	3	20	200	
2	0810	CONCRETE A	0	100	0	0	932.00	SF	6.50	6.50	100	2001	2001	3	79	4,786	
3	0810	CONCRETE A	0	100	0	0	116.00	SF	6.50	6.50	100	2001	2001	3	79	596	

LAND DESCRIPTION

TOTAL OB/XF 5,582

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	RES	100	0003	R-3	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS