LOT 2 IN OR 1062/1012
ISLE OF PALMS OF AMELIA
PB 6/189

BRIGGS RODERICK L
1013 ISLE OF PALMS LN
FERNANDINA BEACH, FL 32034

**2025**

**00-00-31-142I-0002-0000**

## BUILDING CHARACTERISTICS

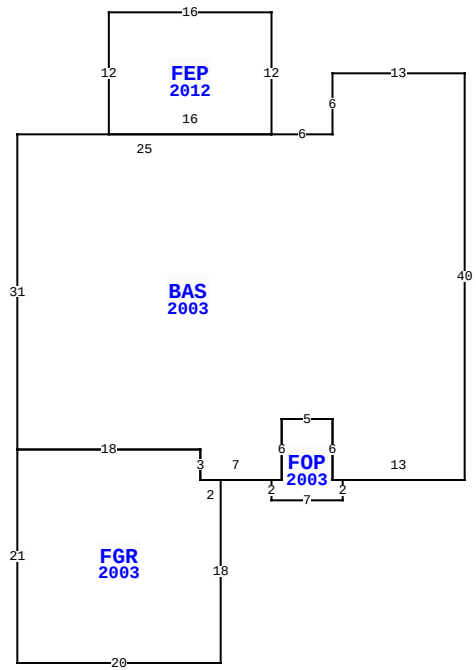
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 15 | HARDTILE 30 |
| Air Condition | 03 | CENTRAL 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 | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,490 | 100 | 2003 | 1,490 | 201,660 |
| FEP | 192 | 80 | 2012 | 154 | 20,843 |
| FGR | 414 | 55 | 2003 | 228 | 30,858 |
| FOP | 44 | 30 | 2003 | 13 | 1,760 |
| TOTALS | 2,140 | | | 1,885 | 255,120 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 1,885 | 114.5620 | 151.22 | 285,050 | 2003 | 2003 | 0 | 0 | 0 | 10.50 | 89.50 |

1 SNGL FAM – 100% - 2004 Heated Area: 1490 HX Base Yr 2004




1013 ISLE OF PALMS LN, FERNANDINA BEACH

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

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 255,120 |
| TOTAL MARKET OB/XF VALUE | | 4,992 |
| TOTAL LAND VALUE - MARKET | | 200,000 |
| TOTAL MARKET VALUE | | 460,112 |
| SOH/AGL Deduction | | 257,885 |
| ASSESSED VALUE | | 202,227 |
| TOTAL EXEMPTION VALUE | HX HB WR | 55,722 |
| BASE TAXABLE VALUE | | 146,505 |
| TOTAL JUST VALUE | | 460,112 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 372,999 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20121481 | H/AC | 4,500 | 07/25/2012 |
| 20021730 | NEW CONSTR | 102,000 | 10/07/2002 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1120/0719 | 3/11/2003 | WD | Q | I | | 155,700 |
| GRANTOR: JAMES R HANNAH INC | | | | | | |
| GRANTEE: BRIGGS RODERICK & P | | | | | | |
| 1062/1012 | 6/13/2002 | TD | U | V | 19 | 28,000 |
| GRANTOR: ROWAN RIC TRUSTEE | | | | | | |
| GRANTEE: JAMES R HANNAH INC | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2003] W13 S6 W6 FEP=[YR=2012] N12 W16 S12 E16 $ W25 S31 FGR=[YR=2003] S21 E20 N18 W2 N3 W18 $ E18 S3 E7 FOP=[YR=2003] S2 E7 N2 W1 N6 W5 S6 W1 $ E1 N6 E5 S6 E13 N40 $ .

## 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 | 2003 | 2003 | 3 | 20 | 200 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 10 | 16 | 160.00 | SF | 6.50 | 6.50 | 100 | 2003 | 2003 | 3 | 82 | 853 | |
| 3 | 0810 | CONCRETE A | 0 | 100 | 33 | 3 | 99.00 | SF | 6.50 | 6.50 | 100 | 2003 | 2003 | 3 | 82 | 528 | |
| 4 | 0810 | CONCRETE A | 0 | 100 | 40 | 16 | 640.00 | SF | 6.50 | 6.50 | 100 | 2003 | 2003 | 3 | 82 | 3,411 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,992

| 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