LOT 6
IN OR 1856/983
ISLE OF PALMS OF AMELIA

HIGGINS PATRICK D & STEPHANIE S
95065 WILLET WAY
FERNANDINA BEACH, FL 32034

2025

00-00-31-142I-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

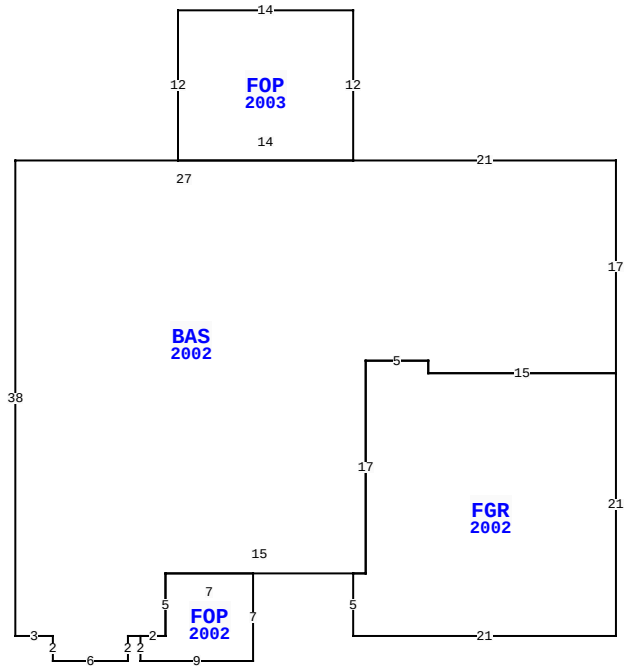
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,331	100	2002	1,331	182,538
FGR	430	55	2002	236	32,366
FOP	53	30	2002	16	2,194
FOP	168	30	2003	50	6,858
TOTALS	1,982			1,633	223,955

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,633	116.2800	153.49	250,649	2002	2002	0	0	0	10.65	89.35

1 SNGL FAM – 0% - 0 Heated Area: 1331 HX Base Yr



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

1021 ISLE OF PALMS LN, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	223,955
TOTAL MARKET OB/XF VALUE	3,723
TOTAL LAND VALUE - MARKET	190,000
TOTAL MARKET VALUE	417,678
SOH/AGL Deduction	82,255
ASSESSED VALUE	335,423
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	335,423
TOTAL JUST VALUE	417,678
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	335,831

PERMIT NUM	DESCRIPTION	AMT	ISSUED
021182	NEW CONSTR	70,000	07/11/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1856/0983	5/13/2013	QC	U	I	11	100
GRANTOR: SCAVATTO STEPHANIE A						
GRANTEE: HIGGINS PATRICK D &						
1492/0263	4/13/2007	WD	Q	I		254,000
GRANTOR: TODD RUFUS L & LUCY A						
GRANTEE: SCAVOTTO STEPHANIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W21FOP=[YR=2003] N12 W14 S12 E14 $ W27 S38 E3 S2 E6 N2 E1 FOP=[YR=2002] S2 E9 N7 W7 S5 W2 $ E2 N5 E15 FGR=[YR=2002] S5 E21 N21 W15 N1 W5 S17 W1 $ E1 N17 E5 S1 E15 N17 $.

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	0	20	3	60.00	SF	6.50	6.50	100	2002	2002	3	80	312	
2	0810	CONCRETE A	0	0	41	16	656.00	SF	6.50	6.50	100	2002	2002	3	80	3,411	

LAND DESCRIPTION

TOTAL OB/XF 3,723

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	0	0003	R-3	0.00	0.00	1.00	LT		1.00	1.00	0.95	200,000.00	190,000.00	190,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 190,000 Market: 0 Agricultural: 0 Common: 190,000 PRINTED 07/30/2025 BY SYS