

LOT 7 IN OR 1065/78
ISLE OF PALMS OF AMELIA
PB 6/189

WASSON BRADFORD L
2149 CAPTAIN KIDD DR
FERNANDINA BEACH, FL 32034-7915

2025

00-00-31-142I-0007-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 60
Exterior Wall	16	WD FR STUC 40
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 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
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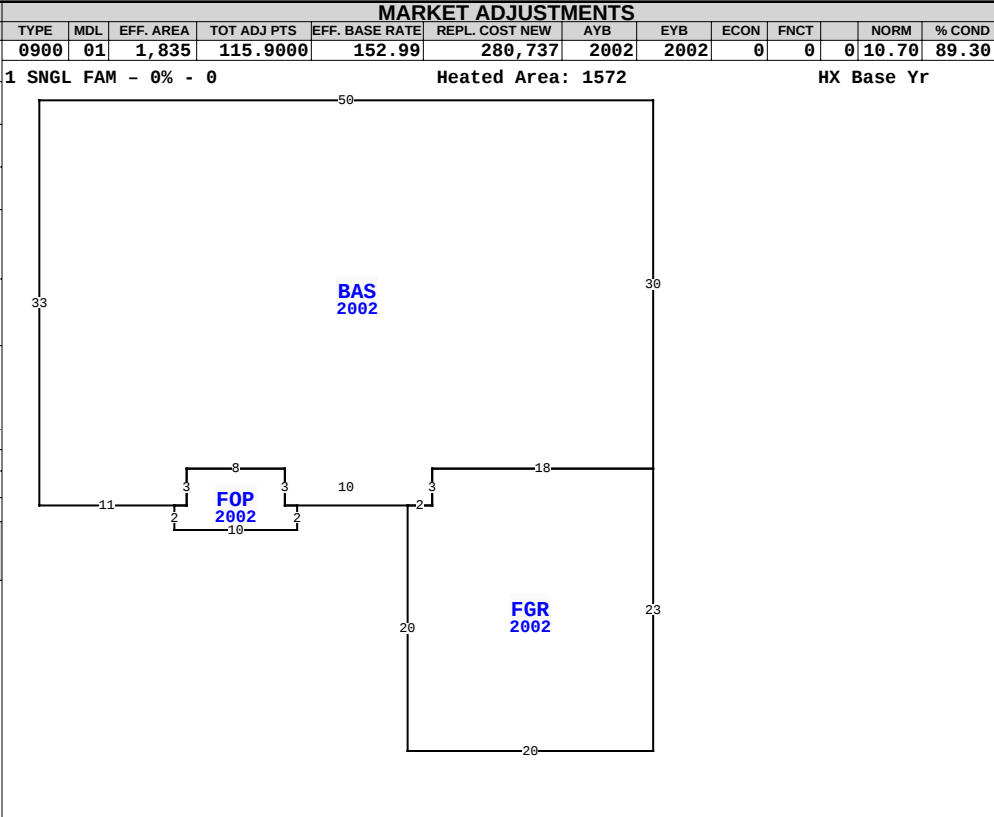
NEIGHBORHOOD/LOC	1105.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,572	100	2002	1,572	214,767
FGR	454	55	2002	250	34,155
FOP	44	30	2002	13	1,776

TOTALS	2,070			1,835	250,698
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0877	JACUZZI	0	0	0	0	1.00	UT	1,000.00	1,000.00	
2	0810	CONCRETE A	0	0	0	0	1,251.00	SF	6.50	6.50	
3	0810	CONCRETE A	0	0	15	20	300.00	SF	6.50	6.50	
4	0810	CONCRETE A	0	0	15	17	255.00	SF	6.50	6.50	
5	0756	FEP	0	0	15	37	555.00	SF	22.95	22.95	
6	0861	POOL GUNIT	0	0	24	12	288.00	SF	106.25	106.25	
7	0845	KOOL DECK	0	0	0	0	740.00	SF	14.50	14.50	
8	0810	CONCRETE A	0	0	6	4	24.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	OTHER ADJUSTMENTS AND NOTES
1	000100	C	RES	0	0003	R-3	0.00	0.00	1.00	LT	



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

TOTAL OB/XF											
34,349											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		250,698	
TOTAL MARKET OB/XF VALUE		34,349	
TOTAL LAND VALUE - MARKET		200,000	
TOTAL MARKET VALUE		485,047	
SOH/AGL Deduction		80,008	
ASSESSED VALUE		405,039	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		405,039	
TOTAL JUST VALUE		485,047	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		400,021	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20061516	SUNROOM FIXTURES	503	06/29/2006
20060889	SUNROOM	34,892	04/26/2006
20060556	REMOVE TREES DISE	0	03/17/2006
20060557	FENCE	4,500	03/17/2006
20060034	POOL WIRING	700	01/10/2006
20060020	SWIM POOL	25,400	01/04/2006

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q U V I RSN CD SALE PRICE
1065/0078	6/25/2002	TD U V	19 28,000
GRANTOR: ROWAN RIC TRUSTEE			
GRANTEE: WASSON BRADFORD L			
1060/0118	6/05/2002	WD U V	19 94,000
GRANTOR: AMELIA ISLAND LAND DE			
GRANTEE: ROWAN RIC TRUSTEE			

BUILDING NOTES											

BUILDING DIMENSIONS											

BAS=[YR=2002] W50 S33 E11 FOP=[YR=2002] S2 E10 N2 W1 N3 W8 S3 W1 \$ E1 N3 E8 S3 E10 FGR=[YR=2002] S20 E20 N23 W18 S3 W2 \$ E2 N3 E18 N30 \$.