LOT 8
ISLE OF PALMS OF AMELIA
PB 6/189

ROBISON BRYAN A
1025 ISLE OF PALMS LN
FERNANDINA BEACH, FL 32034

2025

00-00-31-142I-0008-0000

BUILDING CHARACTERISTICS

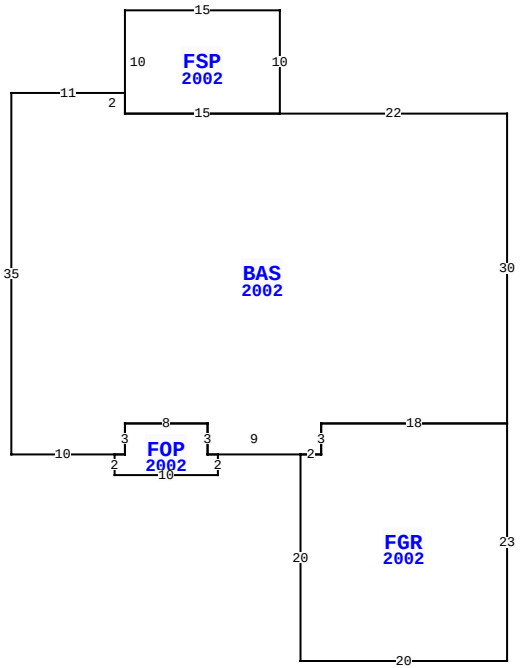
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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
NEIGHBORHOOD/LOC	1105.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,528	100	2002	1,528	203,893
FGR	454	55	2002	250	33,360
FOP	44	30	2002	13	1,735
FSP	150	40	2002	60	8,006
TOTALS	2,176			1,851	246,993

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,851	113.5820	149.93	277,520	2002	2002	0	0	0	11.00	89.00

1 SNGL FAM – 100% - 2021 Heated Area: 1528 HX Base Yr 2021



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

1025 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		246,993
TOTAL MARKET OB/XF VALUE		7,678
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		454,671
SOH/AGL Deduction		154,700
ASSESSED VALUE		299,971
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		249,249
TOTAL JUST VALUE		454,671
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		368,074

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100574	H/AC	3,500	04/07/2010
20091241	FENCE	3,041	09/15/2009
20020204	NEW CONSTR	80,000	02/06/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2352/0352	3/31/2020	WD	Q	I	01	317,500
GRANTOR: COREY AMY W						
GRANTEE: ROBISON BRYAN A						
2153/1746	10/23/2017	WD	Q	I	02	272,000
GRANTOR: HARPER JULIAN L JR &						
GRANTEE: COREY AMY W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W22 FSP=[YR=2002] N10 W15 S10 E15 $ W15 N2 W11 S35 E10 FOP=[YR=2002] S2 E10 N2 W1 N3 W8 S3 W1 $ E1 N3 E8 S3 E9 FGR=[YR=2002] S20 E20 N23 W18 S3 W2 $ E2 N3 E18 N30 $.

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	2002	2002	3	20	200	
2	0810	CONCRETE A	0	100	0	0	1,334.00	SF	6.50	6.50	100	2002	2002	3	80	6,937	
3	0810	CONCRETE A	0	100	8	13	104.00	SF	6.50	6.50	100	2002	2002	3	80	541	

LAND DESCRIPTION

TOTAL OB/XF 7,678

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