LOT 11
ISLE OF PALMS OF AMELIA
PB 6/189

DRUMMOND CLAUDETTE P REV TRUST/DRUMMOND CLAUDETTE
1029 ISLE OF PALMS LANE
FERNANDINA BEACH, FL 32034

2025

00-00-31-142I-0011-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
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

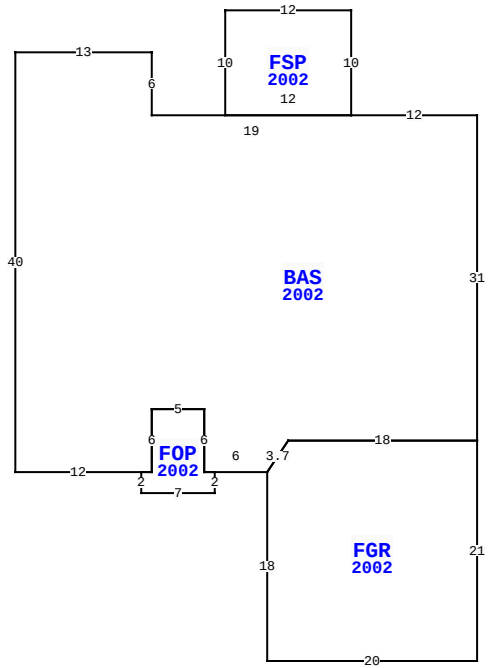
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1105.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,487	100	2002	1,487	198,512
FGR	417	55	2002	229	30,571
FOP	44	30	2002	13	1,735
FSP	120	40	2002	48	6,408
TOTALS	2,068			1,777	237,226

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,777	113.0000	149.16	265,057	2002	2002	0	0	0	10.50	89.50

1 SNGL FAM – 0% - 2023 Heated Area: 1487 HX Base Yr



1031 ISLE OF PALMS LN, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	237,226
TOTAL MARKET OB/XF VALUE	4,823
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	442,049
SOH/AGL Deduction	53,870
ASSESSED VALUE	388,179
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	388,179
TOTAL JUST VALUE	442,049
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	355,839

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20020195	NEW CONSTR	80,000	02/05/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2558/1887	4/07/2022	WD	Q	I	01	395,000

GRANTOR: WARREN DAVID LEE REV
GRANTEE: DRUMMOND CLAUDETTE

2038/0410	3/23/2015	QC	U	I	11	100

GRANTOR: WARREN DAVID LEE
GRANTEE: WARREN DAVID LEE RE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W12 FSP=[YR=2002] N10 W12 S10 E12 $ W19 N6 W13 S40 E12 FOP=[YR=2002] S2 E7 N2 W1 N6 W5 S6 W1 $ E1 N6 E5 S6 E6 FGR=[YR=2002] S18 E20 N21 W18 L2 D3 $ U3 R2 E18 N31 $.

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	0	0	0	1.00	UT	1,000.00	1,000.00	100	2002	2002	3	20	200	
2	0810	CONCRETE A	0	0	27	3	81.00	SF	6.50	6.50	100	2002	2002	3	80	421	
3	0810	CONCRETE A	0	0	40	16	640.00	SF	6.50	6.50	100	2002	2002	3	80	3,328	
4	0810	CONCRETE A	0	0	12	14	168.00	SF	6.50	6.50	100	2002	2002	3	80	874	

LAND DESCRIPTION

TOTAL OB/XF 4,823

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	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