LOT 13
ISLE OF PALMS OF AMELIA
PB 6/189

BACKE JOHN & DYAN ELIZABETH
1035 ISLE OF PALMS LN
FERNANDINA BEACH, FL 32034

2025

00-00-31-142I-0013-0000

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

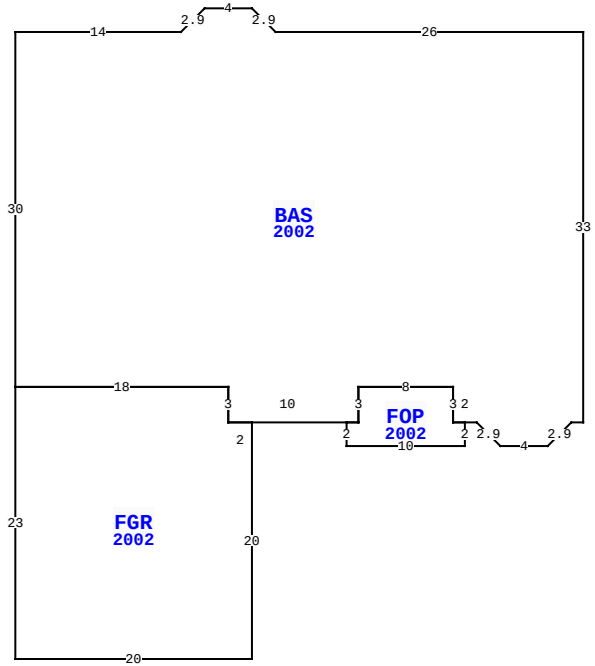
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1105.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,530	100	2002	1,530	208,327
FGR	454	55	2002	250	34,041
FOP	44	30	2002	13	1,770
TOTALS	2,028			1,793	244,137

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,793	115.9000	152.99	274,311	2002	2002	0	0	0	11.00	89.00

1 SNGL FAM – 100% - 2025 Heated Area: 1530 HX Base Yr 2025



1035 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

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		244,137
TOTAL MARKET OB/XF VALUE		10,671
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		454,808
SOH/AGL Deduction		0
ASSESSED VALUE		454,808
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		404,086
TOTAL JUST VALUE		454,808
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		368,392

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20032730	FENCE	1,000	03/20/2003
20012470	NEW CONSTR	80,000	11/12/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2715/718	5/29/2024	WD	Q	I	02	555,000
GRANTOR: OPENDOOR PROPERTY TRU						
GRANTEE: BACKE JOHN & DYAN E						
2705/890	4/09/2024	WD	U	I	37	481,100
GRANTOR: DEADY ERIC M						
GRANTEE: OPENDOOR PROPERTY T						

BUILDING NOTES

EXTRA FEATURES

L N	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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	85	2,975	
2	0810	CONCRETE A	0	100	0	0	180.00	SF	6.50	6.50	100	2002	2002	3	80	936	
3	0810	CONCRETE A	0	100	0	0	1,300.00	SF	6.50	6.50	100	2002	2002	3	80	6,760	

BUILDING DIMENSIONS

BAS=[YR=2002] W26 U2 L2 W4 D2 L2 W14 S30 FGR=[YR=2002] S23 E20 N20 W2 N3 W18$ E18 S3 E10 FOP=[YR=2002] S2 E10 N2 W1 N3 W8 S3 W1 $ E1 N3 E8 S3 E2 D2 R2 E4 U2 R2 E1 N33 $.

LAND DESCRIPTION

TOTAL OB/XF 10,671

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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