LOT 17
IN OR 1203/18
ISLE OF PALMS OF AMELIA

GORDON LAWRENCE C & MARILYN
2508 TWILIGHT DR
ORLANDO, FL 32825-7414

2025

00-00-31-142I-0017-0000

BUILDING CHARACTERISTICS

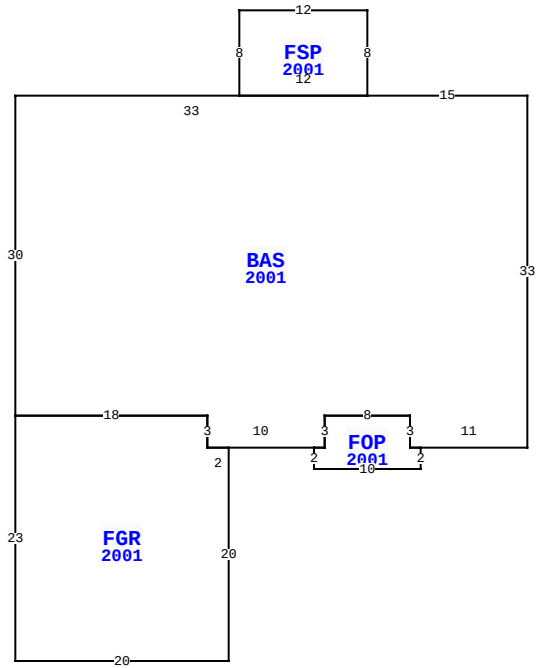
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 60
Exterior Wall	16	WD FR STUC 40
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,506	100	2001	1,506	197,711
FGR	454	55	2001	250	32,820
FOP	44	30	2001	13	1,707
FSP	96	40	2001	38	4,989
TOTALS	2,100			1,807	237,227

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,807	112.0000	147.84	267,147	2001	2001	0	0	0	11.20	88.80

1 SNGL FAM – 0% - 0 Heated Area: 1506 HX Base Yr



1022 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

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	237,227
TOTAL MARKET OB/XF VALUE	4,185
TOTAL LAND VALUE - MARKET	220,000
TOTAL MARKET VALUE	461,412
SOH/AGL Deduction	93,607
ASSESSED VALUE	367,805
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	367,805
TOTAL JUST VALUE	461,412
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	367,649

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20010763	NEW CONSTR	108,841	04/24/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1203/0018	1/22/2004	WD	Q	I		192,000
GRANTOR: BATTISON JUDITH E & L						
GRANTEE: GORDON LAWRENCE C &						
1011/1422	10/08/2001	WD	Q	I		147,000
GRANTOR: HANNAH JAMES						
GRANTEE: BATTISON JUDITH E &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W15 FSP=[YR=2001] N8 W12 S8 E12 $ W33 S30
FGR=[YR=2001] S23 E20 N20 W2 N3 W18 $ E18 S3 E10
FOP=[YR=2001] S2 E10 N2 W1 N3 W8 S3 W1 $ E1 N3 E8 S3 E11 N33 $.

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	35	16	560.00	SF	6.50	6.50	100	2001	2001	3	79	2,876	
2	0810	CONCRETE A	0	0	37	3	111.00	SF	6.50	6.50	100	2001	2001	3	79	570	
3	0810	CONCRETE A	0	0	12	12	144.00	SF	6.50	6.50	100	2001	2001	3	79	739	

LAND DESCRIPTION

TOTAL OB/XF 4,185

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	000134	C	RES POND	0	0003	R-3	0.00	0.00	1.00	LT		1.00	1.00	1.10	200,000.00	220,000.00	220,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 220,000 Market: 0 Agricultural: 0 Common: 220,000 PRINTED 07/30/2025 BY SYS