LOT 22
IN OR 1574/1431
ISLE OF PALMS OF AMELIA

HORBATUCK KEITH H
1112 S GRANT ST
DENVER, CO 80210

**2025**

**00-00-31-142I-0022-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

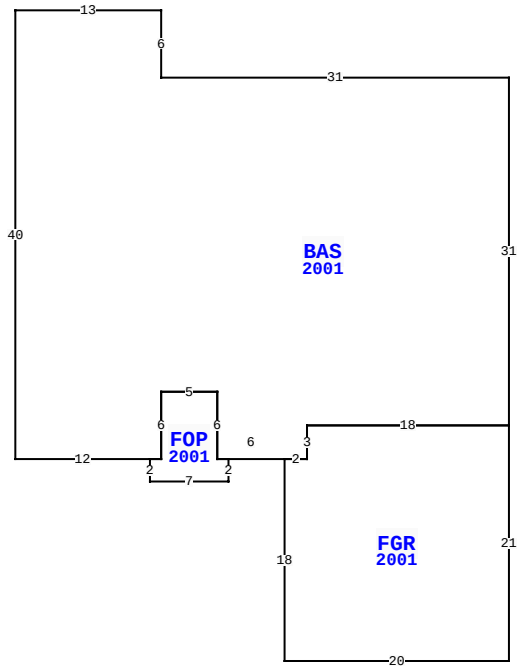
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 60 |
| Exterior Wall | 16 | WD FR STUC 40 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 11 | CLAY TILE 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 | 1,490 | 100 | 2001 | 1,490 | 204,171 |
| FGR | 414 | 55 | 2001 | 228 | 31,243 |
| FOP | 44 | 30 | 2001 | 13 | 1,781 |
| TOTALS | 1,948 | | | 1,731 | 237,195 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 1,731 | 116.9000 | 154.31 | 267,111 | 2001 | 2001 | 0 | 0 | 0 | 11.20 | 88.80 |

1 SNGL FAM – 0% - 0 Heated Area: 1490 HX Base Yr




1012 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 | 237,195 |
| TOTAL MARKET OB/XF VALUE | 4,725 |
| TOTAL LAND VALUE - MARKET | 220,000 |
| TOTAL MARKET VALUE | 461,920 |
| SOH/AGL Deduction | 93,829 |
| ASSESSED VALUE | 368,091 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 368,091 |
| TOTAL JUST VALUE | 461,920 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 368,154 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20010309 | NEW CONSTR | 106,750 | 02/22/2001 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1574/1431 | 7/02/2008 | WD | Q | I | | 250,000 |
| GRANTOR: CHAMBERS GARY R & JEM | | | | | | |
| GRANTEE: HORBATUCK KEITH H | | | | | | |
| 0990/0776 | 6/06/2001 | WD | Q | I | | 136,000 |
| GRANTOR: JAMES R HANNAH INC | | | | | | |
| GRANTEE: CHAMBERS GARY R & J | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=2001] W31 N6 W13 S40 E12 FOP=[YR=2001] S2 E7 N2 W1 N6 W5 S6 W1 $ E1 N6 E5 S6 E6 FGR=[YR=2001] S18 E20 N21 W18 S3 W2 $ E2 N3 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 | 0810 | CONCRETE A | 0 | 0 | 12 | 14 | 168.00 | SF | 6.50 | 6.50 | 100 | 2001 | 2001 | 3 | 79 | 863 | |
| 2 | 0810 | CONCRETE A | 0 | 0 | 41 | 16 | 656.00 | SF | 6.50 | 6.50 | 100 | 2001 | 2001 | 3 | 79 | 3,369 | |
| 3 | 0810 | CONCRETE A | 0 | 0 | 32 | 3 | 96.00 | SF | 6.50 | 6.50 | 100 | 2001 | 2001 | 3 | 79 | 493 | |

### LAND DESCRIPTION

TOTAL OB/XF 4,725

| 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