LOT 12
IN OR 2214/1525
FOREST HILLS # 1 PB 2/76

PALMER LEIGH M & JOSPEH S III
5 ILAN CIR
FERNANDINA BEACH, FL 32034

2026

00-00-31-128A-0012-0000

BUILDING CHARACTERISTICS

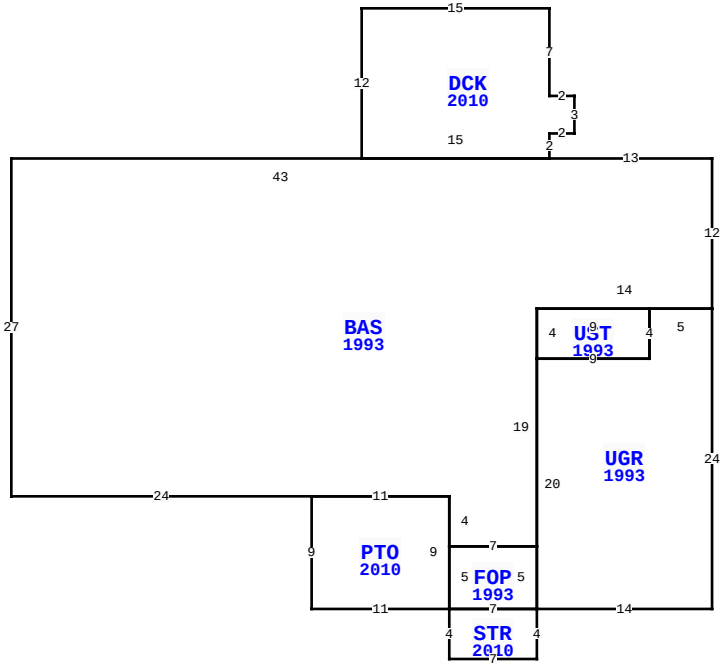
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,330	100	1993	1,330	159,224
DCK	186	10	2010	19	2,274
FOP	35	30	1993	10	1,198
PTO	99	5	2010	5	598
STR	28	10	2010	3	359
UGR	300	45	1993	135	16,162
UST	36	45	1993	16	1,915
TOTALS	2,014			1,518	181,730

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,518	126.3372	132.65	201,363	1954	2005	0	0	0	9.75	90.25

1 SINGLE FAM 100% - 2019 Heated Area: 1330 HX Base Yr 2019



5 ILAN CIR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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		181,730
TOTAL MARKET OB/XF VALUE		700
TOTAL LAND VALUE - MARKET		255,000
TOTAL MARKET VALUE		437,430
SOH/AGL Deduction		198,522
ASSESSED VALUE		238,908
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		187,497
TOTAL JUST VALUE		437,430
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		401,305

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111358	H/AC	2,500	08/12/2011
20033712	REPAIR/RRF	4,000	08/21/2003
20033631	REMODEL	10,000	08/06/2003
5035	REPAIR/RRF	2,600	10/05/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2214/1525	7/30/2018	WD	Q	I	01	315,000
GRANTOR: ROBERTSON GUY G & MIC						
GRANTEE: PALMER LEIGH M & JO						
1681/0526	6/08/2010	WD	Q	I	02	158,000
GRANTOR: SURIANO VIOLA E						
GRANTEE: ROBERTSON GUY G & M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W13 DCK=[YR=2010] N2E2N3W2N7 W15S12E15$ W43 S27 E24 PTO=[YR=2010] S9E11 N9W11$ E11S4 FOP=[YR=1993] S5 STR=[YR=2010] S4E7N4W7$ E7 UGR=[YR=1993] E14 N24 W5 UST=[YR=1993] W9 S4 E9N4$ S4 W9 S20 $ N5W7$ E7 N19 E14 N12$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1954	1954	3	20	700	

LAND DESCRIPTION

TOTAL OB/XF 700

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	0006	R-1	110.00	140.00	1.00	LT		1.00	1.00	1.00	255,000.00	255,000.00	255,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 255,000 Market: 0 Agricultural: 0 Common: 255,000 PRINTED 07/09/2026 BY SYS