LOT 1 IN OR 1006/1850
ISLE OF PALMS OF AMELIA
PB 6/189

BRATTON CLARENCE B & CHARLENE
1011 ISLE OF PALMS LN
FERNANDINA BEACH, FL 32034

**2026**

**00-00-31-142I-0001-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

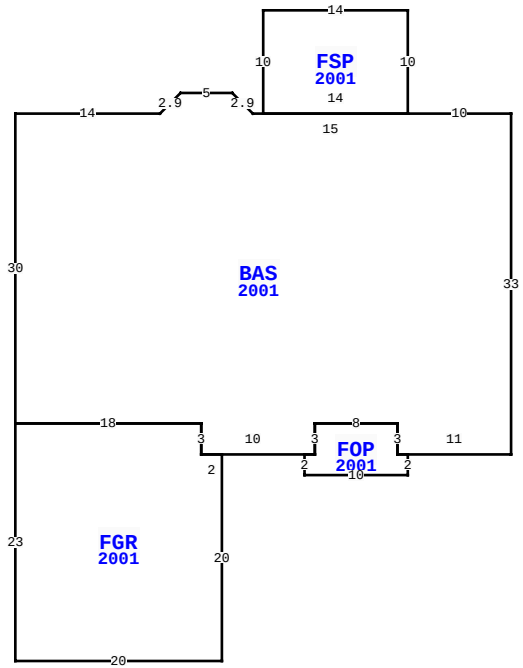
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 70 |
| Exterior Wall | 16 | WD FR STUC 30 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 50 |
| Interior Floo | 14 | CARPET 50 |
| 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 | 1,520 | 100 | 2001 | 1,520 | 221,205 |
| FGR | 454 | 55 | 2001 | 250 | 36,383 |
| FOP | 44 | 30 | 2001 | 13 | 1,892 |
| FSP | 140 | 40 | 2001 | 56 | 8,149 |
| TOTALS | 2,158 | | | 1,839 | 267,630 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 1,839 | 118.5000 | 164.72 | 302,920 | 2001 | 2001 | 0 | 0 | 0 | 11.65 | 88.35 |

1 SNGL FAM 100% - 2002 Heated Area: 1520 HX Base Yr 2002




1011 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 | | 267,630 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 200,000 |
| TOTAL MARKET VALUE | | 467,630 |
| SOH/AGL Deduction | | 267,212 |
| ASSESSED VALUE | | 200,418 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 149,007 |
| TOTAL JUST VALUE | | 467,630 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 461,164 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20011196 | SCREEN PORCH | 2,000 | 05/24/2001 |
| 20010762 | NEW CONSTR | 108,841 | 04/24/2001 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1006/1850 | 9/07/2001 | WD | Q | I | | 141,000 |
| GRANTOR: JAMES R HANNAH INC | | | | | | |
| GRANTEE: BRATTON CLARENCE B | | | | | | |
| 0979/0613 | 4/04/2001 | WD | U | V | 19 | 28,000 |
| GRANTOR: AMELIA ISLAND LAND DE | | | | | | |
| GRANTEE: JAMES R HANNAH INC | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2001] W10 FSP=[YR=2001] N10 W14 S10 E14 $ W15 U2 L2 W5 L2 D2 W14 S30FGR=[YR=2001] S23 E20N20 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

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/09/2026 BY SYS