LOT 3 IN OR 1062/30
ISLE OF PALMS OF AMELIA
PB 6/189

MANDRICK TRUST/MANDRICK ROSEMARY TRUSTEE
17332 TIMBERDUNES DR
GRAND HAVE, MI 49417

2026

00-00-31-142I-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

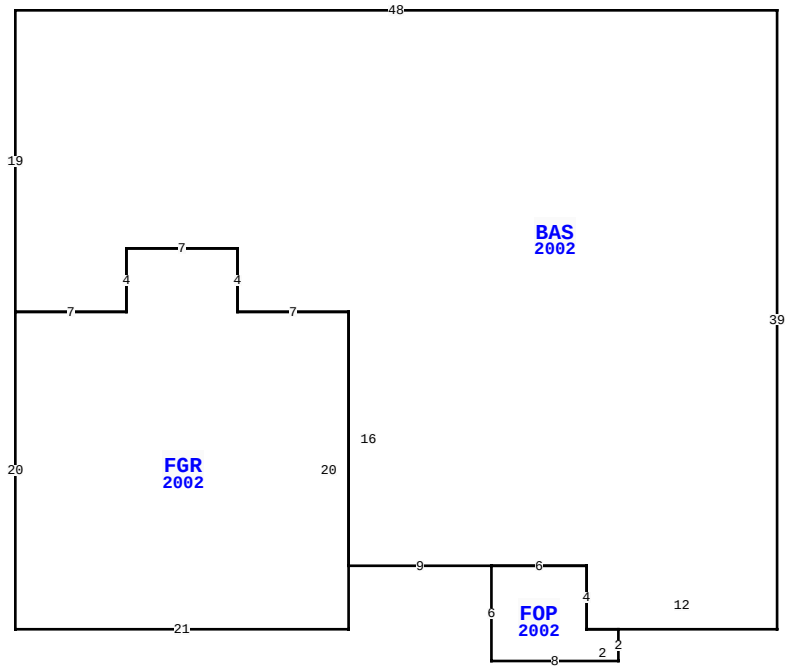
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	1,364	100	2002	1,364	200,862
FGR	448	55	2002	246	36,226
FOP	40	30	2002	12	1,767
TOTALS	1,852			1,622	238,855

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,622	119.2380	165.74	268,830	2002	2002	0	0	0	11.15	88.85

1 SNGL FAM 0% - 0 Heated Area: 1364 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2025 MLU
INC DATE		AG DATE	

1015 ISLE OF PALMS LN, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	238,855
TOTAL MARKET OB/XF VALUE	672
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	439,527
SOH/AGL Deduction	57,062
ASSESSED VALUE	382,465
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	382,465
TOTAL JUST VALUE	439,527
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	432,328

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20021226	NEW CONSTR	70,000	07/17/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1062/0030	6/12/2002	TD	U	V	19	28,000
GRANTOR: ROWAN RIC TRUSTEE						
GRANTEE: MANDRICK MICHAEL JO						
1060/0118	6/05/2002	WD	U	V	19	94,000
GRANTOR: AMELIA ISLAND LAND DE						
GRANTEE: ROWAN RIC TRUSTEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W48 S19 FGR=[YR=2002] S20 E21 N20 W7 N4 W7 S4 W7 $ E7 N4 E7 S4 E7 S16 E9 FOP=[YR=2002] S6 E8 N2 W2 N4 W6 $ E6 S4 E12 N39 $.

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
3	0755	FSP	0	0	12	14	168.00	SF	20.00	20.00	100	2003	2003	3	20	672	

LAND DESCRIPTION

TOTAL OB/XF 672

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	0	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