LOT 4
ISLE OF PALMS OF AMELIA
PB 6/189

JOHNSON DOUGLAS DARRELL/JOHNSON SUSAN MICHELLE
1017 ISLES OF PALMS LN
FERNANDINA BEACH, FL 32034

2026

00-00-31-142I-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

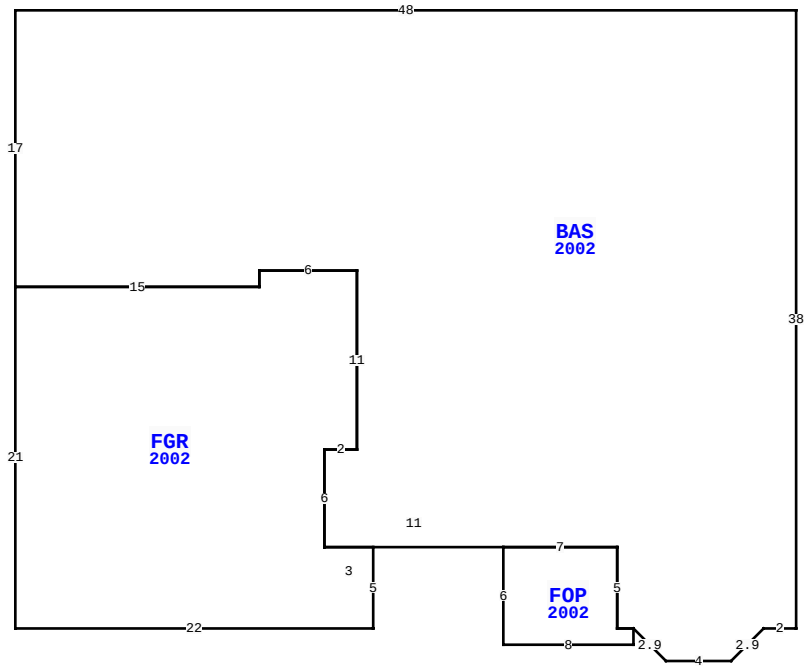
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,321	100	2002	1,321	189,706
FGR	440	55	2002	242	34,753
FOP	43	30	2002	13	1,867
TOTALS	1,804			1,576	226,327

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,576	116.2800	161.63	254,729	2002	2002	0	0	0	11.15	88.85

1 SNGL FAM 100% - 2023 Heated Area: 1321 HX Base Yr 2023



1017 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		226,327
TOTAL MARKET OB/XF VALUE		2,693
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		429,020
SOH/AGL Deduction		97,904
ASSESSED VALUE		331,116
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		279,705
TOTAL JUST VALUE		429,020
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		422,933

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121060	REPLACE FENCE	0	06/08/2012
20051459	ELEC FOR SUNROOM	500	03/23/2005
20051156	GLASS SUNROOM	16,000	02/01/2005
20012743	ELEC.NC	3,000	01/07/2002
20012654	H/AC NC	4,000	12/14/2001
20012551	PLUMBING NC	5,000	11/26/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2594/0437	9/27/2022	PR	U	I	19	200,000
GRANTOR: JOHNSON DOUGLAS D PR						
GRANTEE: JOHNSON DOUGLAS DAR						
1168/1642	9/08/2003	WD	Q	I		165,000
GRANTOR: CLARK JENNIFER TESH						
GRANTEE: JOHNSON DOUGLAS B &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W48 S17 FGR=[YR=2002] S21 E22 N5 W3 N6 E2 N11 W6 S1 W15 $ E15 N1 E6 S11 W2 S6 E11 FOP=[YR=2002] S6 E8 N1 W1 N5 W7 $ E7 S5 E1 D2 R2 E4 U2 R2 E2N38 $.

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
3	0528	GLASS ROOM	0	100	12	19	228.00	SF	56.25	56.25	100	2005	2005	3	21	2,693	

LAND DESCRIPTION

TOTAL OB/XF 2,693

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