LOT 19
ISLE OF PALMS OF AMELIA
PB 6/189

GRIFFIN RANSOM III/VAN BIERT WENDY
1018 ISLE OF PALMS LANE
FERNANDINA BEACH, FL 32034

2026

00-00-31-142I-0019-0000

BUILDING CHARACTERISTICS

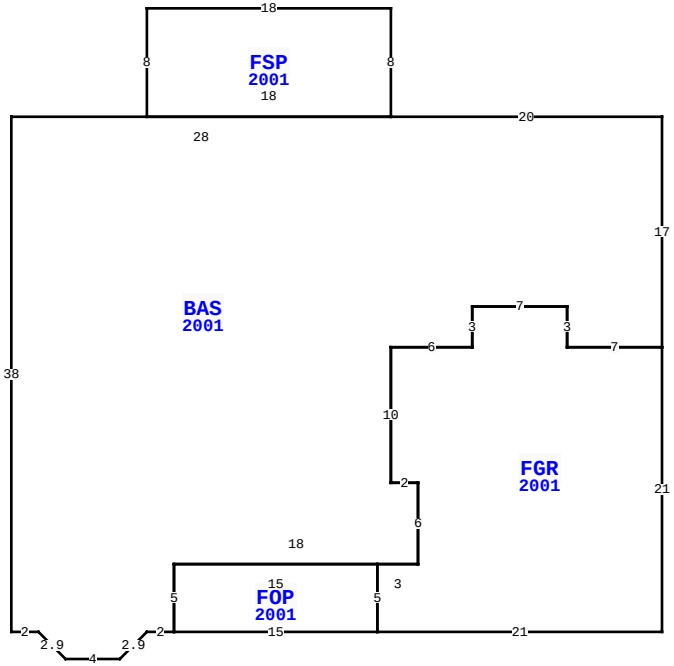
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,327	100	2001	1,327	189,817
FGR	434	55	2001	239	34,188
FOP	75	30	2001	22	3,147
FSP	144	40	2001	58	8,297
TOTALS	1,980			1,646	235,448

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,646	116.2800	161.63	266,043	2001	2001	0	0	0	11.50	88.50

1 SNGL FAM 100% - 2020 Heated Area: 1327 HX Base Yr 2020



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

1018 ISLE OF PALMS LN, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		235,448
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		435,448
SOH/AGL Deduction		155,690
ASSESSED VALUE		279,758
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		228,347
TOTAL JUST VALUE		435,448
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		449,244

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20011387	NEW CONSTR	93,343	06/18/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2297/1437	8/12/2019	WD	Q	I	01	310,000
GRANTOR: DEHM JOHN C & PATTIE						
GRANTEE: GRIFFIN RANSOM III						
2144/1099	8/31/2017	WD	Q	I	01	263,000
GRANTOR: WEINTZ JANET M						
GRANTEE: DEHM JOHN C & PATTI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W20 FSP=[YR=2001] N8 W18 S8 E18 $ W28 S38 E2 D2 R2 E4 U2 R2 E2 FOP=[YR=2001] E15 FGR=[YR=2001] E21 N21 W7 N3 W7 S3 W6 S10 E2 S6 W3 S5 $ N5 W15 S5 $ N5 E18 N6 W2 N10 E6 N3 E7 S3 E7 N17$.

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	000134	C	RES POND	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