LOT 22
IN OR 1574/1431
ISLE OF PALMS OF AMELIA

HORBATUCK KEITH H
19158 E 54TH PLACE
DENVER, CO 80249

2026

00-00-31-142I-0022-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

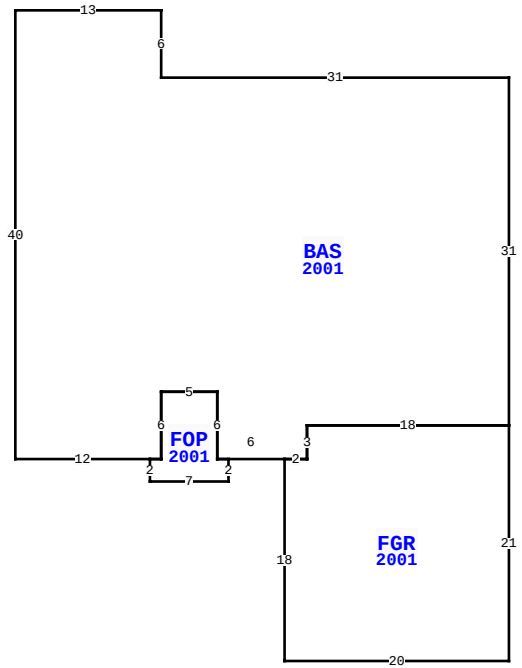
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 60
Exterior Wall	16	WD FR STUC 40
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,490	100	2001	1,490	213,783
FGR	414	55	2001	228	32,713
FOP	44	30	2001	13	1,865
TOTALS	1,948			1,731	248,361

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,731	116.9000	162.49	281,270	2001	2001	0	0	0	11.70	88.30

1 SNGL FAM 0% - 0 Heated Area: 1490 HX Base Yr



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

1012 ISLE OF PALMS LN, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	248,361
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	448,361
SOH/AGL Deduction	43,461
ASSESSED VALUE	404,900
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	404,900
TOTAL JUST VALUE	448,361
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	461,920

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20010309	NEW CONSTR	106,750	02/22/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1574/1431	7/02/2008	WD	Q	I		250,000
GRANTOR: CHAMBERS GARY R & JEM						
GRANTEE: HORBATUCK KEITH H						
0990/0776	6/06/2001	WD	Q	I		136,000
GRANTOR: JAMES R HANNAH INC						
GRANTEE: CHAMBERS GARY R & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W31 N6 W13 S40 E12 FOP=[YR=2001] S2 E7 N2 W1 N6 W5 S6 W1 $ E1 N6 E5 S6 E6 FGR=[YR=2001] S18 E20 N21 W18 S3 W2 $ E2 N3 E18 N31$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000134	C	RES POND	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