LOT 52
IN OR 482 PG 763
FLORENCE POINT PB 4/109 & 110

PALMISANO LAURA J TRIMMEL
5338 GREAT OAK COURT
FERNANDINA BEACH, FL 32034

2023

00-00-30-0250-0052-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

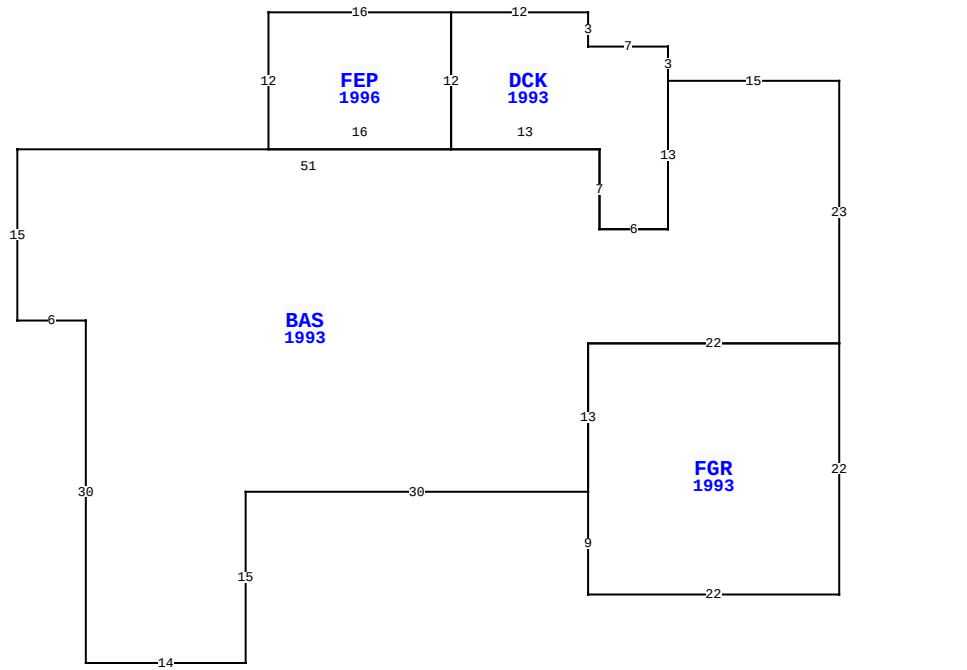
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3035.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,042	100	2,042	222,729
DCK	249	10	25	2,727
FEP	192	80	154	16,797
FGR	484	55	266	29,014
TOTALS	2,967		2,487	271,267

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,487	109.3440	129.85	322,937	1986	1990	0	0	0	16.00	84.00

1 SNGL FAM – 100% - 1987 Heated Area: 2042 HX Base Yr 1987



5338 GREAT OAK CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		271,267
TOTAL MARKET OB/XF VALUE		4,756
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		576,023
SOH/AGL Deduction		379,044
ASSESSED VALUE		196,979
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		146,979
TOTAL JUST VALUE		576,023
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		409,188

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9602862	REMODEL	9,300	04/01/1996
8404	ADDITION	14,315	09/29/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0461/0059	7/01/1985	WD	Q	V		22,000
GRANTOR:						
GRANTEE:						
0345/0602	9/01/1981	WD	Q	V		16,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W15 DCK=[YR=1993] N3 W7 N3 W12 FEP=[YR=1996] W16 S12 E16 N12 $ S12 E13 S7 E6 N13 $ S13 W6 N7 W51 S15 E6 S30 E14 N15 E30 FGR=[YR=1993] S9 E22 N22 W22 S13 $ N13 E22 N23 $.

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	62	2,170	
2	0811	CONCRETE B	0	100	31	3	93.00	SF	5.20	5.20	100	1986	1986	3	52	251	
3	0811	CONCRETE B	0	100	32	17	544.00	SF	5.20	5.20	100	1986	1986	3	52	1,471	
4	0940	SHEDS/PORT	0	100	12	12	144.00	SF	30.00	30.00	100	2000	2000	3	20	864	

LAND DESCRIPTION

TOTAL OB/XF 4,756

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	SFR	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							

REVIEW DATE 01/16/2018 BY DJX Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/02/2023 BY SYS