

BLOCK 28 LOTS 14 & 15
IN OR 1945/637
CITY OF FDNA BEACH

PALMISANO P ANDREW/
5338 GREAT OAK CT
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0028-0140



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	15	CONC BLOCK 30
Roof Structure	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	04	PLYWOOD 70
Interior Wall	01	MINIMUM 30
Interior Floor	03	CONC FINSH 60
Interior Floor	14	CARPET 40
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures	20	100
Frame	03	MASONRY 100
Story Height	13	100
RMS	8	100
Stories	2.	2. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Quackancy	00	ONE 190 Level 03
DOR CODE	1200	STORE/OFFICE/RESID
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	192	100	192	13,054
AOF	1,125	100	1,125	76,489
BAS	5,102	100	5,102	346,885
CAN	64	30	19	1,292
CAN	90	30	27	1,836
UST	288	40	115	7,819
UST	400	40	160	10,879
UST	1,449	40	580	39,434
TOTALS	8,710		7,320	497,687

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	0	25	4	100.00	SF	6.50	6.50	371
2	0810	CONCRETE A	0	0	0	0	360.00	SF	6.50	6.50	1,334
3	0424	CL FNC 6'	0	0	0	0	24.00	LF	20.00	20.00	125
4	0810	CONCRETE A	0	0	0	0	236.00	SF	6.50	6.50	307
5	1241	WD DECK G	0	0	23	4	92.00	UT	11.50	11.50	212
6	1241	WD DECK G	0	0	11	4	44.00	UT	11.50	11.50	152
7	6001	ROLLUP DR	0	0	0	0	1.00	UT	400.00	400.00	80
8	0422	CL FNC 4'	0	0	0	0	55.00	LF	15.00	15.00	165

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	001200	C	STORE COMB	0	0003	C-3	100.00	100.00	10,000.00	SF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1101	04	7,320	92.8200	135.98	995,374	1876	1980	0	0	0 50.00	50.00
1 RETAILSTOR - 0% - 0											
Heated Area: 6419											
HX Base Yr											
UST 1993											
CAN 1993											
AOF 1993											
BAS 1993											

BLD DATE	12/06/2018	KK	LGL DATE	
XF DATE	12/06/2018	KK	LAND DATE	12/06/2018
INC DATE			AG DATE	
516 ASH ST, FERNANDINA BEACH				

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
PAGE 1 of 2											
STANDARD											
VALUATION BY											
Tax Group: 2											
Tax Dist:											
BUILDING MARKET VALUE											
607,261											
TOTAL MARKET OB/XF VALUE											
2,746											
TOTAL LAND VALUE - MARKET											
450,000											
TOTAL MARKET VALUE											
1,060,007											
SOH/AGL Deduction											
241,202											
ASSESSED VALUE											
818,805											
TOTAL EXEMPTION VALUE											
0											
BASE TAXABLE VALUE											
818,805											
TOTAL JUST VALUE											
1,060,007											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
951,279											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20150739	REPAIR/RRF	21,000	04/08/2015
20140088	H/AC	5,000	01/14/2014
20102049	REPAIR/RRF	500	12/01/2010
20090829	H/AC	3,500	06/29/2009
20090221	ELEC OTHER	2,000	02/18/2009
20051859	REPAIR/RRF	12,000	05/27/2005

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1945/0637	10/29/2014	PR	U	I	19	100			
GRANTOR: ISBELL WENDY LEE P/R									
GRANTEE: PALMISANO P ANDREW									
0376/0323	1/01/1983	WD	Q	I		120,000			
GRANTOR:									
GRANTEE:									

BUILDING NOTES											
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BUILDING DIMENSIONS											
UST=[YR=1993] W45 S31 BAS=[YR=1993] S8 AOF=[YR=1993] W12											
UST=[YR=1993] W18 UST=[YR=1993] W25 S16 E25 N16 \$ S16 E18											
N16 \$ S16 E12 N16 \$ S16 W55 S37 CAN=[YR=1993] S8 E8 N8 W8 \$											
E8 S8 E86 N69 W39 \$ E39 S9 E6 N40 \$ PTR= E15 AOF=[YR=1993]											
E15 CAN=[YR=1993] N9 E10 S9 W10 \$ E10 S45 W25 N45 \$ W15 \$.											

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