

PALMISANO PAUL A & LAURA T
5338 GREAT OAK COURT
FERNANDINA BEACH, FL 32034

39-2N-28-0000-0008-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION		
Exterior Wall	10	ABOVE AVG 50		
Exterior Wall	17	CB STUCCO 50		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	13	STAND SEAM 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	11	CLAY TILE 60		
Interior Floo	14	CARPET 40		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		2 100		
Bathrooms		2 100		
Frame Stories	03	MASONRY 100		
Units		2. 100		
		0 100		
Occupancy	00	NONE 100		
Quality	04	Quality Level 04		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA 04		
NEIGHBORHOOD/LOC	4020	00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	180	15	27	3,802
BAS	1,944	100	1,944	273,730
FGR	360	55	198	27,880
FGR	1,365	55	751	105,746
FOP	231	30	69	9,716
FOP	432	30	130	18,305
FST	165	55	91	12,814
STR	96	10	10	1,408
TOTALS	4,773		3,220	453,401

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,220	120.0738	142.59	459,140	2019	2019	0	0	1.25	98.75

1 SNGL FAM - 0% - 0
Heated Area: 1944
HX Base Yr

35

39

15

11

11

15

24

24

15

35

FGR
2019

35

54

28

26

8

8

4

4

4

4

BAS
2019

8

8

4

4

STR
2019

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	453,401
TOTAL MARKET OB/XF VALUE	13,224
TOTAL LAND VALUE - MARKET	192,960
TOTAL MARKET VALUE	659,585
SOH/AGL Deduction	97,636
ASSESSED VALUE	561,949
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	561,949
TOTAL JUST VALUE	659,585
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	515,651

PERMIT NUM

DESCRIPTION

AMT

ISSUED

C1909460

CO ISSUED

0

11/27/2019

B1909460

NEW CONSTR

341,374

02/01/2019

9906077

NEW CONSTR

90,000

05/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1191/1038	11/26/2003	WD	Q	V		143,000

GRANTOR:MCCARTHY SEAN P & ELI
GRANTEE:PALMISANO PAUL A &
0876/15764/01/1999WDU V 07100
GRANTOR:SCOTT GLADYS THELMA
GRANTEE:MCCARTHY SEAN & ELI

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=2019] W15 FGR=[YR=2019] W39 S35 E39 FGR=[YR=2019]
E15 N24 W15 S24\$ N35\$ S11 E15 N11\$ PTR= E20 BAS=[YR=2019] E3
U3 R3 E6 FOP=[YR=2019] N5 BAL=[YR=2019] N6 E30 S6 W30\$ E30
S5 D3 L3 W24 U3 L3 \$ D3 R3 E24 U3 R3 E6 D3 R3 E3 S35
FOP=[YR=2019] S8 W26 STR=[YR=2019] S4 E8 S4 W20 N4 E8 N4
E4\$ W28 N8 E54\$ W54 N35\$ W20\$.

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
1	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	3,500.00	100	2019	2019	3	99	3,465	
2	0855	CONC PAVER	0	0	0	1,643.00	SF	6.00	6.00	100	2019	2019	3	99	9,759	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000130	C	SFR WATER	0	0008	RS-1	375.00	106.00	1.34	AC		1.00	1.00	0.90	160,000.00	144,000.00	192,960							

REVIEW DATE

12/30/2019

BY

KW

Total Acres: 1.34

Total Land Value: 192,960

Market: 0

Agricultural: 0

Common: 192,960

PRINTED 08/02/2023 BY SYS