

LOT 38
IN OR 1677/389
OTTER RUN PB 5/156

MCMULLEN IVAN F JR & KRISTINA E
95239 PALMETTO TRAIL
FERNANDINA BEACH, FL 32034

2023

40-2N-28-1590-0038-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 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	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. 100
Units		0 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
---------	--	----------	----

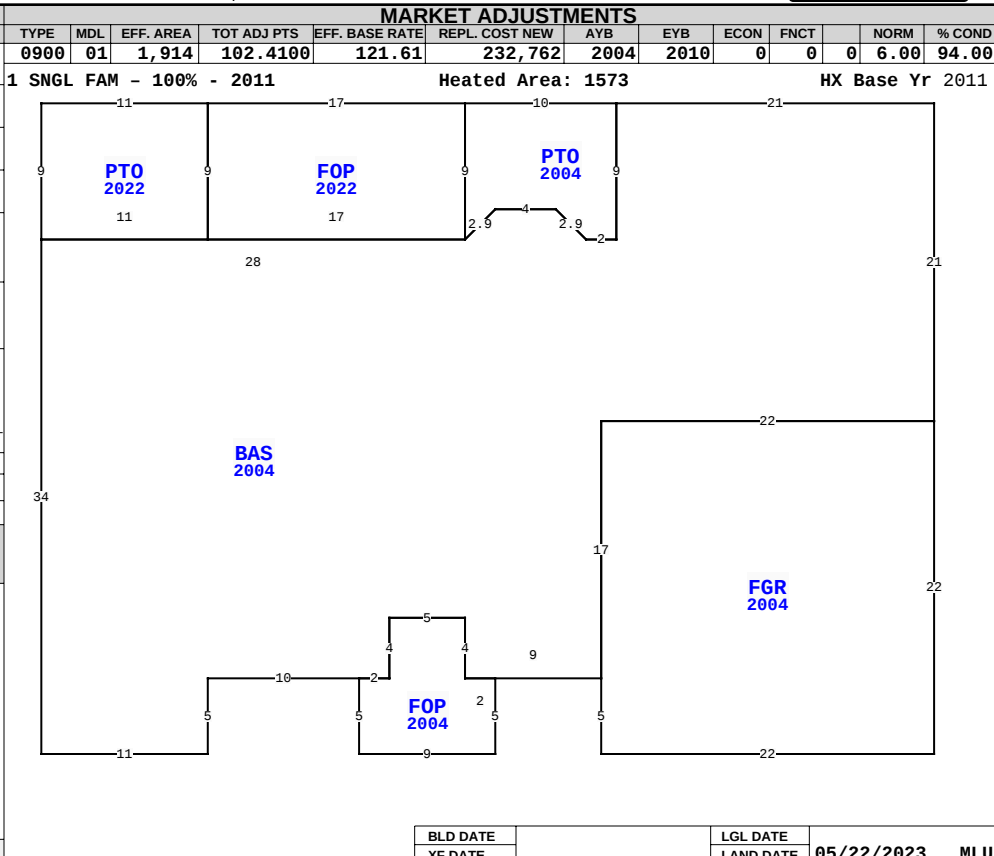
NEIGHBORHOOD/LOC	4013.00
------------------	---------

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,573	100	1,573	179,815
FGR	484	55	266	30,407
FOP	65	30	20	2,286
FOP	153	30	46	5,258
PTO	78	5	4	457
PTO	99	5	5	572

TOTALS	2,452		1,914	218,796
--------	-------	--	-------	---------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	946.00	SF	4.00	4.00	
2	0476	VF 6 SBPL	0	100	0	0	90.00	LF	32.00	32.00	
3	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	SFR	100	0003	RS-1	0.00	0.00	1.00	LT	



95239 PALMETTO TRL, FERNANDINA BEACH	BLD DATE		LGL DATE	05/22/2023	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				218,796	
TOTAL MARKET OB/XF VALUE				6,386	
TOTAL LAND VALUE - MARKET				75,000	
TOTAL MARKET VALUE				300,182	
SOH/AGL Deduction				155,377	
ASSESSED VALUE				144,805	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				94,805	
TOTAL JUST VALUE				300,182	
NCON VALUE				7,242	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				257,748	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001435	ADDITION	7,700	01/25/2022
M2005154	H/AC	0	05/15/2020
B1910199	(8) WINDOWS+(2)DO	9,608	12/01/2019
B1633102	(6) WINDOWS	2,761	09/21/2016

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1677/0389	5/13/2010	WD	Q	I	01
GRANTOR: SCOTT SANDRA L		SALE PRICE			
GRANTEE: MCMULLEN IVAN F JR					
1252/0617	8/11/2004	WD	Q	I	
GRANTOR: SEAWARD HOMES INC		179,000			
GRANTEE: SCOTT SANDRA L & JA					

BUILDING NOTES					
----------------	--	--	--	--	--

BUILDING DIMENSIONS					
BAS=[YR=2004] W21 PTO=[YR=2004] W10 FOP=[YR=2022] W17					
PTO=[YR=2022] W11 S9 E11 N9\$ S9 E17 N9\$ S9 U2 R2 E4 D2 R2					
E2 N9\$ S9 W2 U2 L2 W4 D2 L2 W28 S34 E11 N5 E10					
FOP=[YR=2004] S5 E9 N5 W2N4 W5 S4 W2\$ E2 N4 E5S4 E9					
FGR=[YR=2004] S5 E22 N22 W22 S17\$ N17 E22 N21\$.					