

LOT 52
IN OR 747/417
OTTER RUN PB 5/156

MIXON DENNIS & TAMMY
95021 PALMETTO TRAIL
FERNANDINA BEACH, FL 32034

2023

40-2N-28-1590-0052-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 90
Exterior Wall	20	FACE BRICK 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
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	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4013.00
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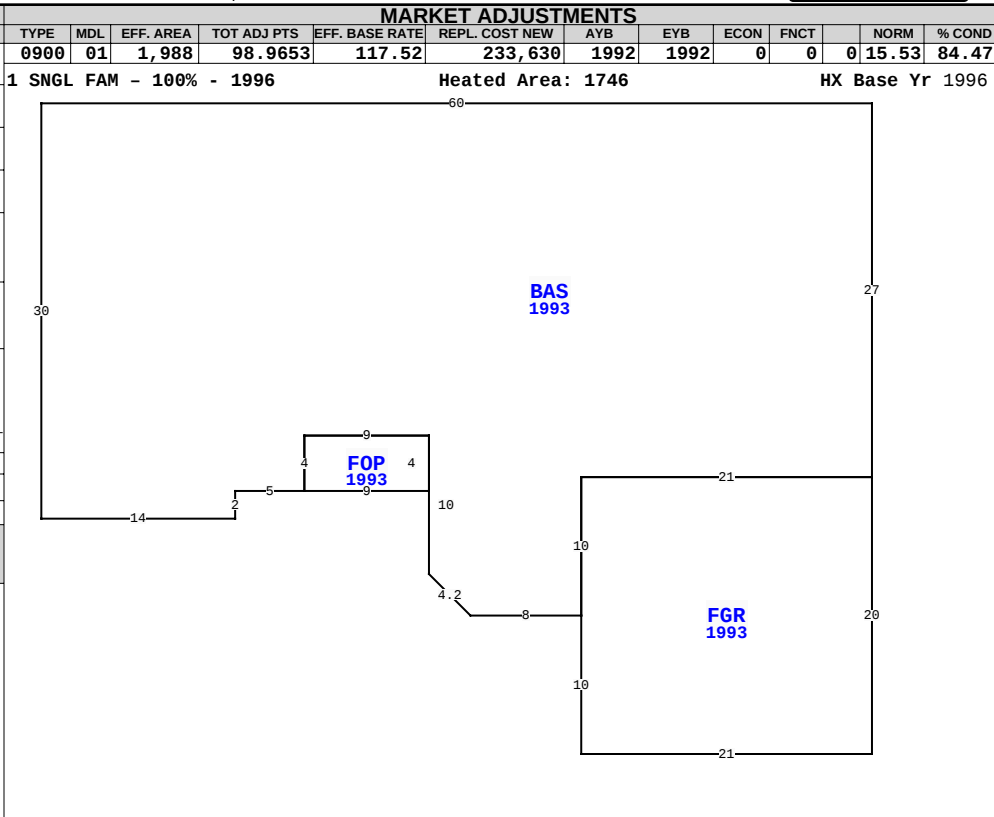
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,746	100	1,746	173,324
FGR	420	55	231	22,931
FOP	36	30	11	1,092

TOTALS	2,202		1,988	197,347
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1992
2	0811	CONCRETE B	0 100	0	0	910.00	SF	5.20	5.20	100	1992
3	0810	CONCRETE A	0 100	10	10	100.00	SF	6.50	6.50	100	1994
5	0810	CONCRETE A	0 100	0	0	272.00	SF	6.50	6.50	100	2003
6	0351	CARPORT MT	0 100	30	30	900.00	SF	10.00	10.00	100	2011

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

REVIEW DATE	01/08/2016	BY	KW
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95021 PALMETTO TRL, FERNANDINA BEACH	BLD DATE	LGL DATE	05/22/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	74	2,590	
2	0811	CONCRETE B	0 100	0	0	910.00	SF	5.20	5.20	100	1992	1992	3	66	3,123	
3	0810	CONCRETE A	0 100	10	10	100.00	SF	6.50	6.50	100	1994	1994	3	70	455	
5	0810	CONCRETE A	0 100	0	0	272.00	SF	6.50	6.50	100	2003	2003	3	84	1,485	
6	0351	CARPORT MT	0 100	30	30	900.00	SF	10.00	10.00	100	2011	2011	3	55	4,950	

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

Total Acres: 0.00	Total Land Value: 75,000	Market: 0	Agricultural: 0	Common: 75,000
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NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
STANDARD											
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										197,347	
TOTAL MARKET OB/XF VALUE										12,603	
TOTAL LAND VALUE - MARKET										75,000	
TOTAL MARKET VALUE										284,950	
SOH/AGL Deduction										150,068	
ASSESSED VALUE										134,882	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										84,882	
TOTAL JUST VALUE										284,950	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										243,212	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1213226	REPAIR/RRF	9,927	11/01/2012
B24541	CARPORT	18,163	03/01/2011
V01122	REMODEL	150	02/01/2001
8547	NEW CONSTR	5,900	11/06/1992
8467	NEW CONSTR	60,660	10/28/1992

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
0747/0417	12/27/1995	WD	Q	I		97,000			
GRANTOR: IWANIUK WILLIAM P JR									
GRANTEE: MIXON DENNIS & TAMM									
0683/1875	6/30/1993	WD	Q	I		91,900			
GRANTOR: TREVETT HOMES INC									
GRANTEE: IWANIUK WM JR & C									

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W60 S30 E14 N2 E5 FOP=[YR=1993] E9N4 W9S4\$ N4 E9S10 D3 R3 E8 FGR=[YR=1993] S10 E21 N20 W21 S10\$ N10 E21 N27\$.											