LOT 92
OTTER RUN PB 5/156

FLINK JEFFREY JR ET AL/FLOT JENNIFER
95236 PALMETTO TRL
FERNANDINA BEACH, FL 32034

2023

40-2N-28-1590-0092-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

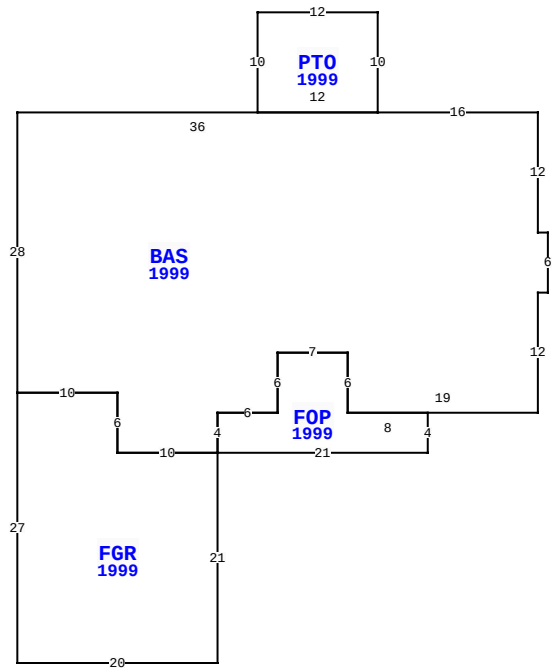
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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
NEIGHBORHOOD/LOC	4013.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,544	100	1,544	170,867
FGR	480	55	264	29,216
FOP	126	30	38	4,205
PTO	120	5	6	664
TOTALS	2,270		1,852	204,952

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,852	102.4100	121.61	225,222	1999	2004	0	0	0	9.00	91.00

1 SNGL FAM – 100% - 2022 Heated Area: 1544 HX Base Yr 2022



95236 PALMETTO TRL, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		204,952
TOTAL MARKET OB/XF VALUE		6,218
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		286,170
SOH/AGL Deduction		30,458
ASSESSED VALUE		255,712
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		205,712
TOTAL JUST VALUE		286,170
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		248,264

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2003340	REPAIR/RRF	8,250	05/01/2020
9805667	NEW CONSTR	79,816	12/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2621/0099	2/17/2023	QC	U	I	11	120,000
GRANTOR: FLINK JEFFREY JR						
GRANTEE: FLINK JEFFREY JR &						
2510/1778	10/28/2021	WD	Q	I	01	354,900
GRANTOR: BATES ROGER TODD						
GRANTEE: FLINK JEFFREY JR						

BUILDING NOTES

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	1999	1999	3	84	2,940	
2	0811	CONCRETE B	0	100	0	0	798.00	SF	5.20	5.20	100	1999	1999	3	79	3,278	

BUILDING DIMENSIONS

BAS=[YR=1999] W1 N12 W16 PTO=[YR=1999] N10 W12 S10 E12 $ W36 S28 FGR=[YR=1999] S27 E20 N21 FOP=[YR=1999] E21 N4 W8 N6 W7 S6 W6 S4 $ W10 N6 W10 $ E10 S6 E10 N4 E6 N6 E7 S6 E19 N12 E1 N6 $.

LAND DESCRIPTION

TOTAL OB/XF 6,218

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	75,000.00	75,000.00	75,000							

REVIEW DATE 04/11/2018 BY KWX Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS