

LOT 93
IN OR 2044/606
OTTER RUN PB 5/156

DAVIS TOMMY & TRACEY HUTCHERSON
95222 PALMETTO TRAIL
FERNANDINA BEACH, FL 32034

2023

40-2N-28-1590-0093-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	30 VINYL 80
Exterior Wall	31 HARDIE BRD 20
Roof Structure	03 GABLE/HIP 100
Roof Cover	13 STAND SEAM 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
NEIGHBORHOOD/LOC	4013.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,702	100	1,702	191,958
FGR	420	55	231	26,053
FOP	64	30	19	2,143
PTO	32	5	2	226
TOTALS	2,218		1,954	220,379

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0810	CONCRETE A	0	100	41	3	123.00	SF	6.50	6.50	
3	0811	CONCRETE B	0	100	16	40	640.00	SF	5.20	5.20	
4	0912	SCRN RM G	0	100	12	20	240.00	SF	20.00	20.00	
5	0830	FLAGSTONE	0	100	32	2	64.00	SF	12.00	12.00	
6	0476	VF 6 SBPL	0	100	0	0	130.00	LF	32.00	32.00	
7	0470	VNYL GATE	0	100	0	0	1.00	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		RS-1	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,954	107.6236	127.80	249,721	1998	1998	0	0	11.75	88.25
1 SNGL FAM - 100% - 2017											
Heated Area: 1702											
HX Base Yr 2017											
95222 PALMETTO TRL, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
05/22/2023 MLU											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
PAGE 1 of 1											
STANDARD											
VALUATION BY											
Tax Group: 4											
Tax Dist:											
BUILDING MARKET VALUE											
220,379											
TOTAL MARKET OB/XF VALUE											
10,372											
TOTAL LAND VALUE - MARKET											
75,000											
TOTAL MARKET VALUE											
305,751											
SOH/AGL Deduction											
115,860											
ASSESSED VALUE											
189,891											
TOTAL EXEMPTION VALUE											
HX HB											
50,000											
BASE TAXABLE VALUE											
139,891											
TOTAL JUST VALUE											
305,751											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
265,472											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1313758	MTLR00F	12,450	12/01/2013
B24606	REPAIR/RRF	1,900	04/01/2011
974506	NEW CONSTR	70,000	12/01/1997

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2044/0606	5/03/2016	WD	Q	I	01	195,000	
GRANTOR: CAMERON DAVID L & REB							
GRANTEE: DAVIS TOMMY & TRACE							
1781/1215	2/28/2012	TD	U	I	11	100	
GRANTOR: COLWELL ANNA LOUISE &							
GRANTEE: CAMERON DAVID L & R							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1998] W4 PTO=[YR=1998] N4 W8 S4 E8 \$ W42 S40											
FGR=[YR=1998] S20 E21 N20 W21 \$ E21 N4 FOP=[YR=1998] E12 N8											
W4 S4 W8 S4 \$ N4 E8 N4 E4 S10 E13 N38 \$.											