

LOT 98
IN OR 925/1525
OTTER RUN PB 5/156

JOHNSON DARLA J
95174 PALMETTO TRAIL
FERNANDINA BEACH, FL 32034

2023

40-2N-28-1590-0098-0000



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 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
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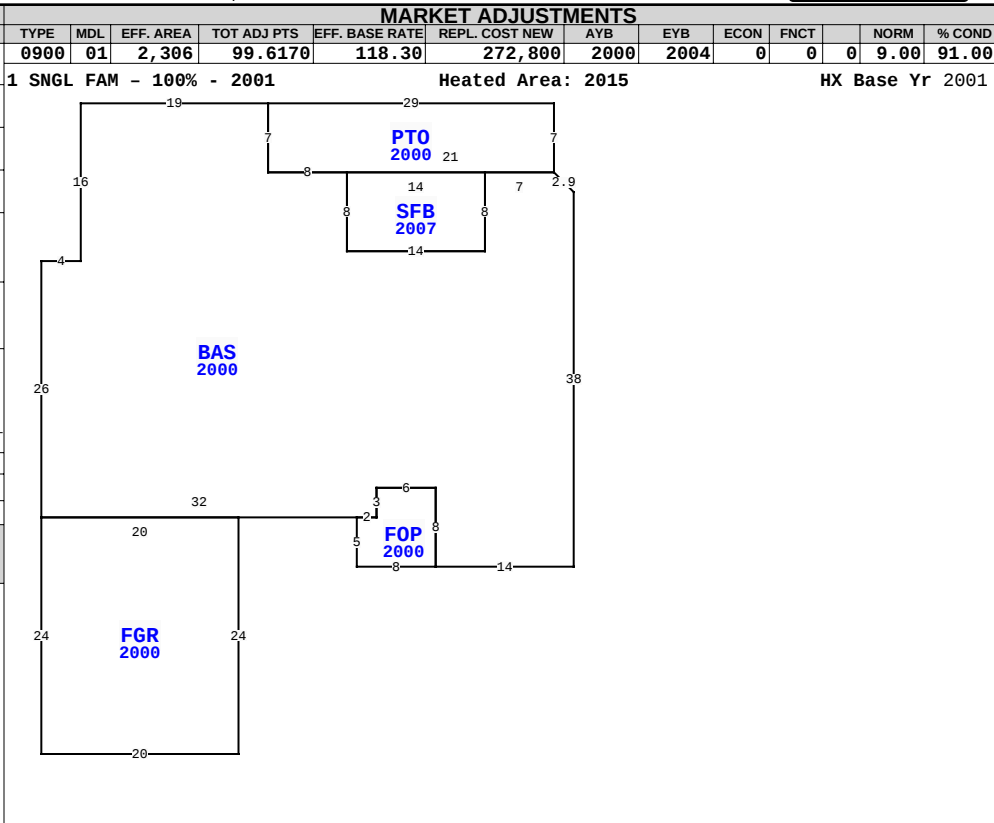
NEIGHBORHOOD/LOC	4013.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,925	100	1,925	207,232
FGR	480	55	264	28,420
FOP	58	30	17	1,830
PTO	203	5	10	1,077
SFB	112	80	90	9,689

TOTALS	2,778		2,306	248,248
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	1,484.00	SF	5.20	5.20	
2	0462	ST/AL FNC	0	100	95	0	380.00	SF	10.00	10.00	
3	0463	FENCE 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	NOTES
1	000133	C	SFR LAKE	100		RS-1	0.00	0.00	1.00	LT	



95174 PALMETTO TRL, FERNANDINA BEACH	BLD DATE		LGL DATE	05/22/2023	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

TOTAL OB/XF											
9,381											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		248,248	
TOTAL MARKET OB/XF VALUE		9,381	
TOTAL LAND VALUE - MARKET		82,500	
TOTAL MARKET VALUE		340,129	
SOH/AGL Deduction		182,411	
ASSESSED VALUE		157,718	
TOTAL EXEMPTION VALUE		HX HB VX WX 60,000	
BASE TAXABLE VALUE		97,718	
TOTAL JUST VALUE		340,129	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		295,488	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1701955	REPAIR/RRF	6,000	03/10/2017
B25130	(20) WINDOWS	13,321	09/01/2011
B20607	REMODEL	9,160	10/01/2007
006983	NEW CONSTR	91,661	03/01/2000

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0925/1525	3/27/2000	WD	Q	V	
GRANTOR: TSB OF NASSAU COUNTY					
GRANTEE: JOHNSON GARY & DARL					
0914/1354	1/07/2000	WD	U	V	19
GRANTOR: OTTER RUN PARTNERSHIP					
GRANTEE: TSB OF NASSAU COUNT					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2000] L2 U2 PTO=[YR=2000] N7 W29 S7 E8 SFB=[YR=2007] S8 E14 N8 W14\$ E21\$ W7 S8 W14 N8 W8 N7 W19 S16 W4 S26 FGR=[YR=2000] S24 E20 N24 W20\$ E32 FOP=[YR=2000] S5 E8 N8 W6 S3 W2\$ E2 N3 E6 S8 E14 N38\$.											