

LOT 100
IN OR 1246/1202
OTTER RUN PB 5/156

PATTERSON CAROLYN T
95144 PALMETTO TRAIL
FERNANDINA BEACH, FL 32034

2023

40-2N-28-1590-0100-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 60
Interior Floor	14 CARPET 40
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	1,717	100	1,717	199,577
FGR	465	55	256	29,756
FOP	42	30	13	1,511
FSP	120	40	48	5,579
STP	15	10	2	233
STP	15	10	2	233

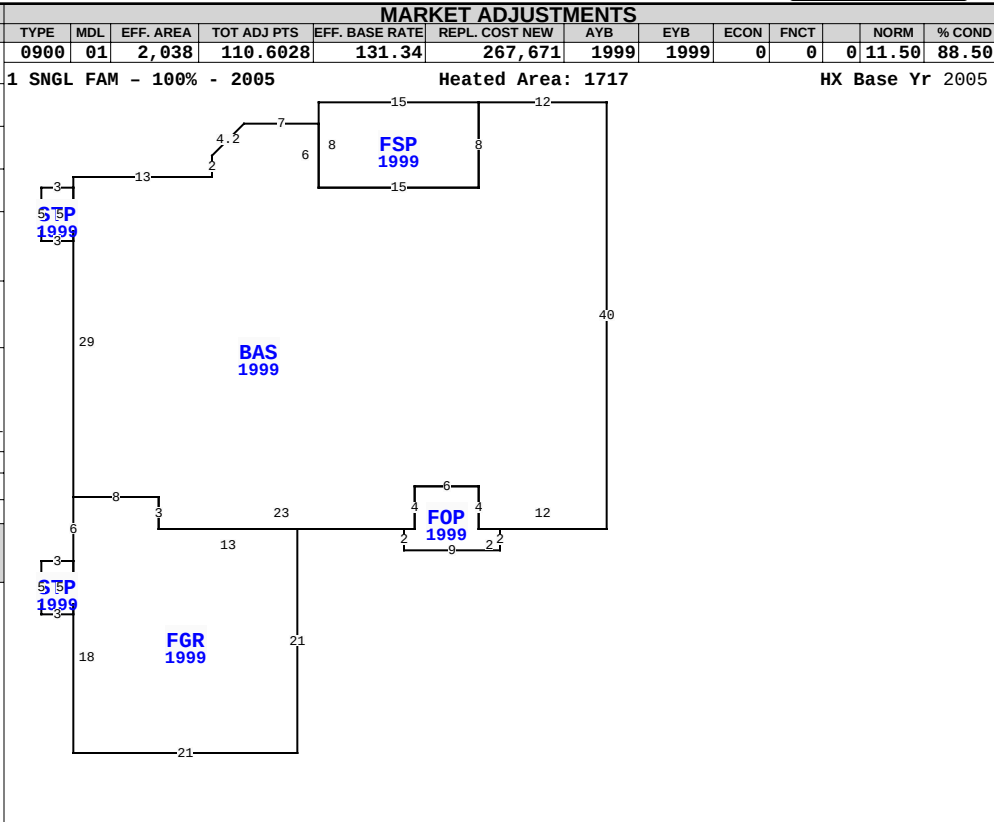
TOTALS	2,374	2,038	236,889
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EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	1999	1999	3	20	200	
2	0861	POOL GUNIT	0	100	26	16	416.00	SF	85.00	85.00	100	1999	1999	3	25	8,840	
3	0845	KOOL DECK	0	100	0	0	500.00	SF	7.25	7.25	100	1999	1999	3	79	2,864	
4	0810	CONCRETE A	0	100	62	18	1,116.00	SF	6.50	6.50	100	1999	1999	3	79	5,731	
5	0810	CONCRETE A	0	100	4	4	16.00	SF	6.50	6.50	100	1999	1999	3	79	82	
6	0462	ST/AL FNC	0	100	122	4	488.00	SF	10.00	10.00	100	1999	1999	3	28	1,366	
7	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	1999	1999	3	52	156	
8	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	84	2,940	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000133	C	SFR LAKE	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.10	75,000.00	82,500.00	82,500							



95144 PALMETTO TRL, FERNANDINA BEACH	BLD DATE	LGL DATE	05/22/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF																	22,179
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NASSAU COUNTY PROPERTY PAGE 1 of 1

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE		236,889
TOTAL MARKET OB/XF VALUE		22,179
TOTAL LAND VALUE - MARKET		82,500
TOTAL MARKET VALUE		341,568
SOH/AGL Deduction		170,875
ASSESSED VALUE		170,693
TOTAL EXEMPTION VALUE	HX HB WX SX	105,000
BASE TAXABLE VALUE		65,693
TOTAL JUST VALUE		341,568
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		294,190

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1615521	REPAIR/RRF	0	11/17/2016
996307	SWIM POOL	12,000	07/01/1999
9905915	NEW CONSTR	82,250	03/01/1999

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD
1246/1202	7/19/2004	WD U	I 23
SALE PRICE			
167,000			

GRANTOR: KING OLEY O JR & AMAL			
GRANTEE: PATTERSON CAROLYN T			
0903/1777	10/18/1999	WD Q	I
166,500			
GRANTOR: TSB OF NASSAU COUNTY			
GRANTEE: KING OLEY O JR & AM			

BUILDING NOTES

BUILDING DIMENSIONS	
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BAS=[YR=1999] W12 FSP=[YR=1999] W15 S8 E15 N8 \$ S8 W15 N6 W7 L3 D3 S2 W13 S1 STP=[YR=1999] W3 S5 E3 N5 \$ S29 FGR=[YR=1999] S6 STP=[YR=1999] W3 S5 E3 N5 \$ S18 E21 N21 W13 N3 W8 \$ E8 S3 E23 FOP=[YR=1999] S2 E9 N2 W2 N4 W6 S4 W1\$ E1 N4 E6 S4 E12 N40 \$.