

LOT 105
IN OR 1263/368
OTTER RUN PB 5/156

DOW LAWRENCE L & JOAN M
95022 PALMETTO TRAIL
FERNANDINA BEACH, FL 32034

2023

40-2N-28-1590-0105-0000



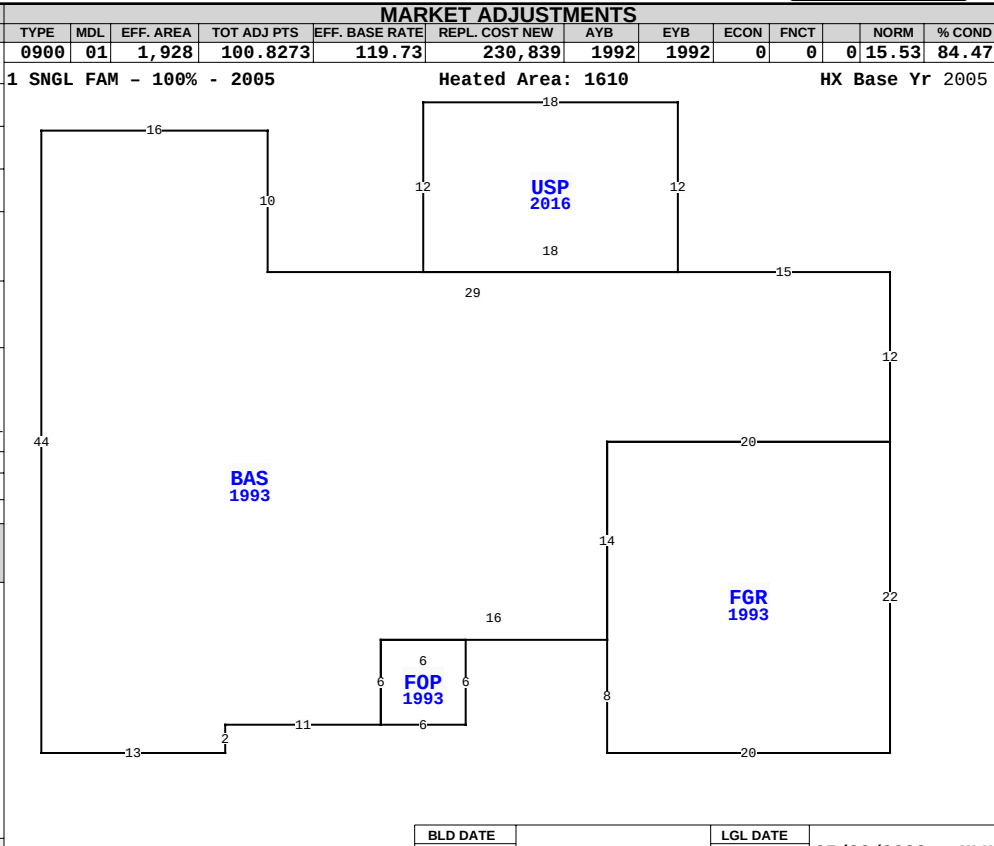
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 90
Exterior Wall	20	FACE BRICK 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	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
NEIGHBORHOOD/LOC	4013.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,610	100	1,610	162,829
FGR	440	55	242	24,475
FOP	36	30	11	1,112
USP	216	30	65	6,573
TOTALS	2,302		1,928	194,990

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EXTRA FEATURES							
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0500	FP-PRE FAB	0	100	0	0	
2	0812	CONCRETE C	0	100	0	0	
3	0810	CONCRETE A	0	100	26	8	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	F D
1	000133	C	SFR LAKE	100	



TOTAL OB/XF													
7,243													

NASSAU COUNTY PROPERTY													
PAGE 1 of 1													
VALUATION SUMMARY													
STANDARD													
VALUATION BY													
Tax Group: 4													
Tax Dist:													
BUILDING MARKET VALUE													
194,990													
TOTAL MARKET OB/XF VALUE													
7,243													
TOTAL LAND VALUE - MARKET													
82,500													
TOTAL MARKET VALUE													
284,733													
SOH/AGL Deduction													
152,804													
ASSESSED VALUE													
131,929													
TOTAL EXEMPTION VALUE													
HX HB													
50,000													
BASE TAXABLE VALUE													
81,929													
TOTAL JUST VALUE													
284,733													
NCON VALUE													
0													
INCOME VALUE													
PREVIOUS YEAR MKT VALUE													
245,966													

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633402	ADDITION	0	11/01/2016
7986	NEW CONSTR	74,400	04/08/1992

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1263/0368	10/01/2004	WD	Q	I		174,900	
GRANTOR: TRAHAN TODD & BILLIE							
GRANTEE: DOW LAWRENCE L & JO							
1066/1071	7/03/2002	WD	Q	I		141,000	
GRANTOR: REH GARY H & JONNEAN							
GRANTEE: TRAHAN TODD HARRISO							

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=1993] W15 USP=[YR=2016] N12 W18 S12 E18\$ W29 N10 W16 S44 E13 N2E11 FOP=[YR=1993] E6 N6 W6 S6 \$ N6 E16 FGR=[YR=1993] S8 E20 N22 W20 S14 \$ N14 E20 N12 \$.													