

PORTER GENE E & Nanci L
96300 PALM BLUFF DR
FERNANDINA BEACH, FL 32034

46-3N-28-0000-0002-0220

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION		
Exterior Wall	10	ABOVE AVG 100		
Roof Structure	08	IRREGULAR 100		
Roof Cover	13	STAND SEAM 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	12	HARDWOOD 50		
Interior Floor	14	CARPET 50		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		4 100		
Bathrooms		4.5 100		
Frame	02	WOOD FRAME 100		
Stories	3.	3. 100		
Units	0	0 100		
Occupancy	00	NONE 100		
Quality	01	Quality Level 01		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA 04		
NEIGHBORHOOD/LOC	4020.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,858	100	1,858	226,650
DCK	224	10	22	2,684
FDG	936	60	562	68,556
FGR	720	55	396	48,306
FOP	502	30	151	18,420
FOP	624	30	187	22,812
FOP	680	30	204	24,885
FST	1,679	55	923	112,592
FUS	919	100	919	112,105
STR	70	10	7	854
TOTALS	8,500		5,258	641,401

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	5,258	106.44	126.41	664,664	2014	2014	2014	0	0	96.50
1 SNGL FAM - 100% - 2015 Heated Area: 2777 HX Base Yr 2015											
** This building has 11 Sub-Areas											
96300 PALM BLUFF DR, FERNANDINA BEACH											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
06/05/2023 MLU											

NASSAU COUNTY PROPERTY

PAGE 1 of 2

4

VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	641,401
TOTAL MARKET OB/XF VALUE	229,145
TOTAL LAND VALUE - MARKET	480,080
TOTAL MARKET VALUE	1,350,626
SOH/AGL Deduction	459,087
ASSESSED VALUE	891,539
TOTAL EXEMPTION VALUE	50,000
BASE TAXABLE VALUE	841,539
TOTAL JUST VALUE	1,350,626
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,264,532

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327333	C0 ISSUED	0	06/23/2014
B1428808	26X36 SHED	39,761	05/01/2014
B1428485	SWIM POOL	28,000	03/01/2014
B1428209	GARAGE	48,453	01/01/2014
E1326334	NEW CONSTR	0	07/01/2013
B1327333	NEW CONSTR	436,049	06/01/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE	Q U	V I	R S N CD	SALE PRICE
1869/0374	7/17/2013	WD	U	V	11	100
GRANTOR: MULRAIN MARK A						
GRANTEE: PORTER GENE E & NAN						
1778/1671	12/14/2011	WD	U	V	11	100
GRANTOR: MULRAIN MARK A						
GRANTEE: PORTER GENE E & NAN						

BUILDING NOTES															
BUILDING DIMENSIONS															
FST=[YR=2014] W6 FOP=[YR=2014] N8 DCK=[YR=2014] N4 W56 S4 E56 \$ W56 S15 FGR=[YR=2014] S35 E22 N25 W5 N10 W17 \$ E17 U7 R7 E9 D7 R7 U2 R2 E3 D2 R2 U7 R7 E2 \$ W2 D7 L7 U2 L2 W3 D2 L2 U7 L7 W9 D7 L7 S10 E5 S25 E34 N7 E6 N2 E4 N17 W4 N16 \$ PTR= E30 FOP=[YR=2014] E56 STR=[YR=2014] E10 S7 W4 BAS=[YR=2014] S15 E4 S17 W4 S2 W6 S2 FOP=[YR=2014] S5 W22 STR=[YR=2014] S10 E8 S6 W28 N6 E8 N10 E12 \$ W34 N16 E9 S8 E15 N1 E9 S1 E14 S3 E9 \$ W9 N3 W14 N1 W9 S1 W15 N7 W9 N8 U2 L2 N5 U2 R2 N2 E17 U7 R7 E9 D7 R7 U2 R2 E3 D2 R2 U7 R7 E8\$ W6 N7 \$ S7 W2 D7 L7 U2 L2 W3 D2 L2 U7 L7 W9 D7 L7 W17 N14 \$ W30 \$ PTR= N30 FUS=[YR=2014] N18 W6 U2 L2 N5 U2 R2 N2 E17 S20 E18 N20 E12 S14 E6 S10 W6 S5 W14 N5															

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000130	C	SFR WATER	100	0003	RS-1	0.00	0.00	3.53	AC		1.00	1.00	0.85	160,000.00	136,000.00	480,080							

REVIEW DATE

12/21/2018

BY

KW

Total Acres: 3.53

Total Land Value: 480,080

Market: 0

Agricultural: 0

Common: 480,080

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