LOT 3
IN OR 951/369
PALM BLUFF SUB PB 6/6-7

WORTH RANZY H
96079 PALM BLUFF DRIVE
FERNANDINA BEACH, FL 32034

2023

46-3N-28-560P-0003-0000

NASSAU COUNTY PROPERTY

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 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

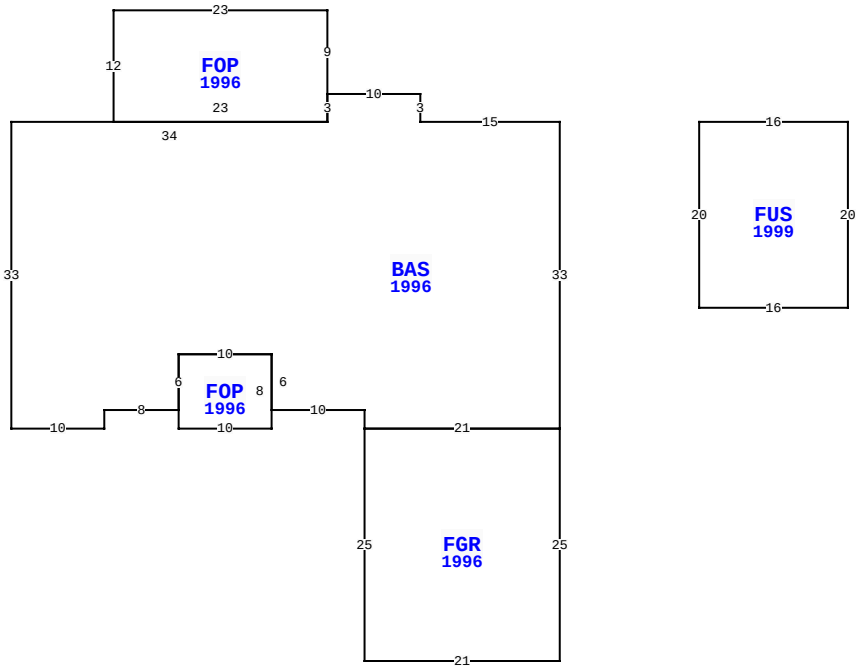
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4023.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,861	100	1,861	190,571
FGR	525	55	289	29,594
FOP	80	30	24	2,458
FOP	276	30	83	8,500
FUS	320	100	320	32,769
TOTALS	3,062		2,577	263,890

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,577	95.8176	113.78	293,211	1996	2002	0	0	0	10.00	90.00

1 SNGL FAM – 100% - 2001 Heated Area: 2181 HX Base Yr 2001



96079 PALM BLUFF DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		263,890
TOTAL MARKET OB/XF VALUE		10,410
TOTAL LAND VALUE - MARKET		130,000
TOTAL MARKET VALUE		404,300
SOH/AGL Deduction		157,528
ASSESSED VALUE		246,772
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		196,772
TOTAL JUST VALUE		404,300
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		352,438

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2110602	REPAIR/RRF	18,000	09/01/2021
962912	NEW CONSTR	110,000	07/16/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0951/0369	9/27/2000	WD	Q	I		185,000
GRANTOR: STRAYER ANTHONY S & D						
GRANTEE: WORTH RANZY H						
0758/0916	5/01/1996	WD	Q	V		28,500
GRANTOR: HOLLAND CONTRACTORS I						
GRANTEE: STRAYER ANTHONY & D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W15 N3 W10 FOP=[YR=1996] N9 W23 S12 E23 N3$ S3 W34 S33 E10 N2 E8 FOP=[YR=1996] S2 E10 N8 W10 S6 $ N6 E10 S6 E10 S2 FGR=[YR=1996] S25 E21 N25 W21$ E21 N33$ PTR= E15 FUS=[YR=1999] E16 S20 W16 N20 $ W15 $.

EXTRA FEATURES

LN	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	0812	CONCRETE C	0	100	0	0	2,606.00	SF	4.00	4.00	100	1996	1996	3	73	7,610	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	80	2,800	

LAND DESCRIPTION

TOTAL OB/XF 10,410

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	130,000.00	130,000.00	130,000							

REVIEW DATE 05/11/2018 BY KWX Total Acres: 0.00 Total Land Value: 130,000 Market: 0 Agricultural: 0 Common: 130,000 PRINTED 08/02/2023 BY SYS