

LOT 5
IN OR 1989/1074
PALM BLUFF SUB PB 6/6-7

DONNELLY JONATHAN & ASHLEY
96133 PALM BLUFF DRIVE
FERNANDINA BEACH, FL 32034

2023

46-3N-28-560P-0005-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories		2. 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	1,638	100	1,638	162,623
DCK	195	10	20	1,985
FGR	622	55	342	33,954
FOP	287	30	86	8,538
FSP	188	40	75	7,447
FUS	907	100	907	90,048

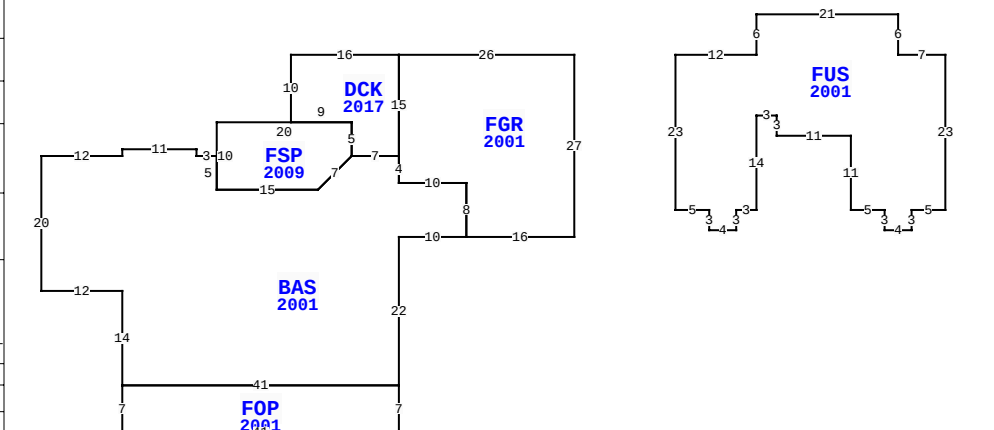
TOTALS	3,837		3,068	304,595
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	0	0	4,718.00	SF	4.00
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RS-1	0.00	0.00	1.00

REVIEW DATE	05/11/2018	BY	KWX
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,068	93.1500	110.62	339,382	2001	2001	0	0	10.25	89.75
1 SNGL FAM - 100% - 2016 Heated Area: 2545 HX Base Yr 2016											



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

TOTAL OB/XF											
18,485											

TOTAL OB/XF											
18,485											

Market:	0
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		304,595	
TOTAL MARKET OB/XF VALUE		18,485	
TOTAL LAND VALUE - MARKET		130,000	
TOTAL MARKET VALUE		453,080	
SOH/AGL Deduction		148,214	
ASSESSED VALUE		304,866	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		254,866	
TOTAL JUST VALUE		453,080	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		392,439	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B007229	NEW CONSTR	230,000	06/01/2000

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
1989/1074	5/01/2015	WD Q	I	I	01
GRANTOR: ROGERS TODD M & VIRGI					
GRANTEE: DONNELLY JONATHAN &					
1588/0348	10/03/2008	WD Q	I	I	
GRANTOR: HAYES JACKIE & KATHY					
GRANTEE: ROGERS TODD M & VIR					

BUILDING NOTES									

BUILDING DIMENSIONS									
FGR=[YR=2001] W26 DCK=[YR=2017] W16 S10 E9 S5 E7 N15\$ S15 BAS=[YR=2001] W7 FSP=[YR=2009] N5 W20 S10 E15 U5 R5 \$ L5 D5 W15 N5 W3 N1 W11 S1 W12 S20 E12 S14 FOP=[YR=2001] S7 E41 N7 W41 \$ E41 N22 E10 N8 W10 N4 \$ S4 E10 S8 E16 N27 \$ PTR= E15 FUS=[YR=2001] E12 N6 E21 S6 E7 S23 W5 S3 W4 N3 W5 N11 W11 N3 W3 S14 W3 S3 W4 N3 W5 N23\$ W15 \$.									

Common:	130,000
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