

LOT 6 IN OR 790/1186
PALM BLUFF SUB PB 6/6-7

JOHNSTON HARRISON J & ROBIN E
96157 PALM BLUFF DRIVE
FERNANDINA BEACH, FL 32034

2023

46-3N-28-560P-0006-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1										
Exterior Wall	31	HARDIE BRD 100	0900	01	3,433	90.2520	107.17	367,915	1998	1998	0	0	0	11.75	88.25	VALUATION BY STANDARD									
Roof Structur	08	IRREGULAR 100	1 SNGL FAM - 100% - 1999													Heated Area: 2936									
Roof Cover	03	COMP SHNGL 100														HX Base Yr 1999									
Interior Wall	05	DRYWALL 100																							
Interior Floo	14	CARPET 80																							
Interior Floo	12	HARDWOOD 20																							
Air Condition	03	CENTRAL 100																							
Heating Type	04	AIR DUCTED 100																							
Bedrooms		4 100																							
Bathrooms		2.5 100																							
Frame	02	WOOD FRAME 100																							
Stories	2.	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	1,976	100	1,976	186,885																					
FGR	528	55	290	27,427																					
FOP	331	30	99	9,363																					
FSP	270	40	108	10,214																					
FUS	200	100	200	18,916																					
FUS	760	100	760	71,879																					
TOTALS			4,065	3,433	324,685																				
EXTRA FEATURES			96157 PALM BLUFF DR, FERNANDINA BEACH																						
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	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1998	1998	3	83	1,660										
2	0810	CONCRETE A	0 100	82	3	246.00	SF	6.50	6.50	100	1998	1998	3	77	1,231										
3	0812	CONCRETE C	0 100	0	0	2,652.00	SF	4.00	4.00	100	1998	1998	3	77	8,168										
4	0810	CONCRETE A	0 100	5	3	15.00	SF	6.50	6.50	100	2000	2000	3	80	78										
5	0861	POOL GUNIT	0 100	34	16	544.00	SF	85.00	85.00	100	2000	2000	3	27	12,485										
6	0845	KOOL DECK	0 100	0	0	678.00	SF	7.25	7.25	100	2000	2000	3	80	3,932										
7	0911	SCRN RM A	0 100	42	28	1,176.00	SF	17.50	17.50	100	2000	2000	3	20	4,116										
TOTAL OB/XF 31,670																									
LAND DESCRIPTION			TOTAL OB/XF 31,670																						
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	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																									