LOT 8
PALM BLUFF SUB PB 6/6-7

BROOKER KELLY/
96215 PALM BLUFF DR
FERNANDINA BEACH, FL 32034

2023

46-3N-28-560P-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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

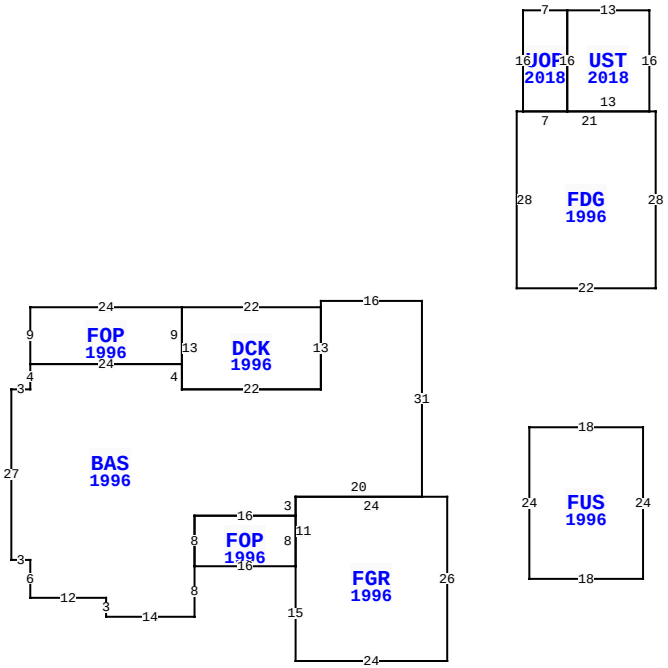
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4023.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,961	100	1,961	197,490
DCK	286	10	29	2,921
FDG	616	60	370	37,262
FGR	624	55	343	34,543
FOP	128	30	38	3,827
FOP	216	30	65	6,546
FUS	432	100	432	43,507
UOP	112	20	22	2,216
UST	208	45	94	9,467
TOTALS	4,583		3,354	337,778

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,354	95.8824	113.86	381,886	1996	2000	0	0	0	11.55	88.45

1 SNGL FAM – 100% - 2013 Heated Area: 2393 HX Base Yr 2013



96215 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		337,778
TOTAL MARKET OB/XF VALUE		77,095
TOTAL LAND VALUE - MARKET		130,000
TOTAL MARKET VALUE		544,873
SOH/AGL Deduction		196,570
ASSESSED VALUE		348,303
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		298,303
TOTAL JUST VALUE		544,873
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		469,689

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1901547	REMODEL KITCHEN	3,000	02/01/2019
B1801610	SWIM POOL	44,000	03/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
9999/9999	9/25/2012	CN	Q	I	02	325,000
GRANTOR: HAMILTON DAVID F & PA						
GRANTEE: BROOKER KELLY						
1279/0274	12/07/2004	WD	Q	I		335,000
GRANTOR: ALTMAN ROGER D & DONN						
GRANTEE: HAMILTON DAVID F &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W16 S1 DCK=[YR=1996] W22 FOP=[YR=1996] W24 S9 E24 N9$ S13 E22 N13$ S13 W22 N4 W24 S4 W3 S27 E3 S6 E12 S3 E14 N8 FOP=[YR=1996] E16 FGR=[YR=1996] S15 E24 N26 W24 S11$ N8 W16 S8$ N8 E16 N3 E20 N31$ PTR=N30 E15 FDG=[YR=1996] E1 UOP=[YR=2018] N16 E7 UST=[YR=2018] E13 S16 W13 N16$ S16 W7$ E21 S28 W22 N28$ S30 W15$ PTR=E35 S20 FUS=[YR=1996] S24 W18 N24 E18$ N20 W35$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	80	2,800	
2	0812	CONCRETE C	0	100	0	0	2,639.00	SF	4.00	4.00	100	1996	1996	3	73	7,706	
3	0861	POOL GUNIT	0	100	0	0	658.00	SF	85.00	85.00	100	2018	2018	3	90	50,337	
4	0855	CONC PAVER	0	100	0	0	1,166.00	SF	10.00	10.00	100	2018	2018	3	98	11,427	
5	0462	ST/AL FNC	0	100	48	0	192.00	SF	10.00	10.00	100	2018	2018	3	90	1,728	
6	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2018	2018	3	95	570	
7	0681	POLE SHED	0	100	16	13	208.00	SF	15.00	15.00	100	2015	2015	3	81	2,527	

LAND DESCRIPTION

TOTAL OB/XF 77,095

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 01/04/2019 BY KW Total Acres: 0.00 Total Land Value: 130,000 Market: 0 Agricultural: 0 Common: 130,000 PRINTED 08/02/2023 BY SYS