

LOT 15 & S-1 OF LOT 14
IN OR 1769/1479
PALM BLUFF SUB PB 6/6-7

WYLIE STEPHEN A & BARBARA H
96222 PALM BLUFF DRIVE
FERNANDINA BEACH, FL 32034

2023

46-3N-28-560P-0015-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 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.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4023.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,447	100	2,447	332,866
DCK	754	10	75	10,203
FGR	627	55	345	46,930
FOP	76	30	23	3,128
FSP	250	40	100	13,603

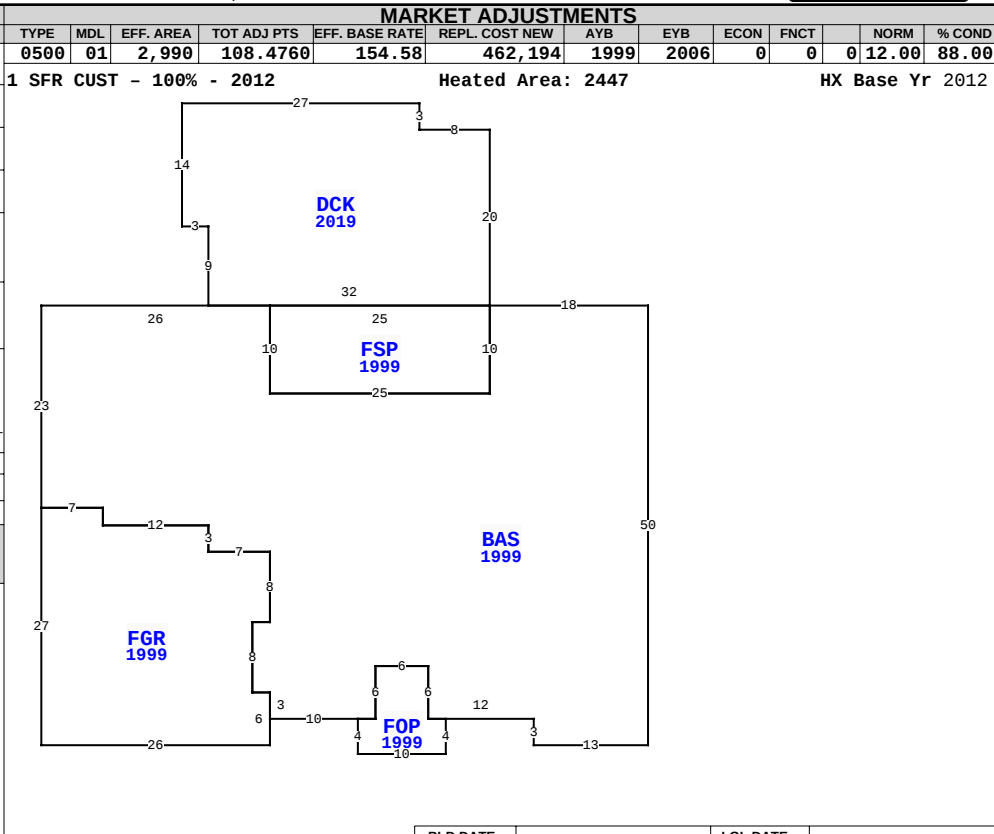
TOTALS	4,154		2,990	406,731
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EXTRA FEATURES

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	0810	CONCRETE A	0 100	62	4	248.00	SF	6.50	6.50	100	1999	1999	3	79	1,273	
2	0810	CONCRETE A	0 100	0	0	3,304.00	SF	6.50	6.50	100	1999	1999	3	79	16,966	
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	84	2,940	
6	0510	GARAGE WD-	0 100	24	30	720.00	SF	35.00	35.00	100	2002	2002	3	32	8,064	
7	1076	TRELLIS A	0 100	10	8	80.00	SF	7.50	7.50	100	2014	2014	3	78	468	

LAND DESCRIPTION

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	1.40	LT		1.00	1.00	1.00	130,000.00	130,000.00	182,000							



96222 PALM BLUFF DR, FERNANDINA BEACH

BLD DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF 29,711

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	1.40	LT		1.00	1.00	1.00	130,000.00	130,000.00	182,000							

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		406,731
TOTAL MARKET OB/XF VALUE		29,711
TOTAL LAND VALUE - MARKET		182,000
TOTAL MARKET VALUE		618,442
SOH/AGL Deduction		314,127
ASSESSED VALUE		304,315
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		254,315
TOTAL JUST VALUE		618,442
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		456,194

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2113095	GARAGE DOOR	15,051	09/27/2021
B1900288	(16) WINDOWS	10,515	01/01/2019
R1807277	REPAIR/RRF	11,800	07/18/2018
9805296	NEW CONSTR	120,000	08/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1769/1479	12/16/2011	WD	Q	I	02	317,500
GRANTOR: SIMPSON TOMMY & ELISA						
GRANTEE: WYLIE STEPHEN A & B						
0827/0581	3/24/1998	WD	Q	V		13,100
GRANTOR: ALLISON LANDS INC						
GRANTEE: SIMPSON TOMMY & ELI						

BUILDING NOTES

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BUILDING DIMENSIONS

BAS=[YR=1999] W18 DCK=[YR=2019] N20 W8 N3 W27 S14 E3 S9
E32\$ FSP=[YR=1999] W25 S10 E25 N10 \$ S10 W25 N10 W26 S23
FGR=[YR=1999] S27 E26 N6 W2 N8 E2 N8 W7 N3 W12 N2 W7\$ E7 S2
E12 S3 E7 S8 W2 S8 E2 S3 E10 FOP=[YR=1999] S4E10 N4 W2 N6 W6
S6 W2 \$ E2 N6 E6 S6 E12 S3 E13 N50 \$.