LOT 17
IN OR 1245/968
PALM BLUFF SUB PB 6/6-7

MAHONEY RICHARD C
96158 PALM BLUFF DRIVE
FERNANDINA BEACH, FL 32034

2023

46-3N-28-560P-0017-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

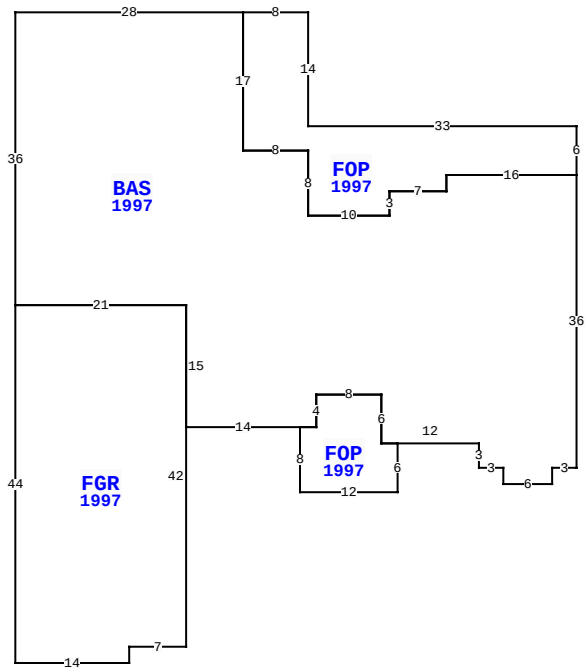
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4023.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,408	100	2,408	312,131
FGR	910	55	500	64,811
FOP	124	30	37	4,796
FOP	398	30	119	15,425
TOTALS	3,840		3,064	397,163

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,064	103.9600	148.14	453,901	1997	1997	0	0	0	12.50	87.50

1 SFR CUST – 100% - 2005 Heated Area: 2408 HX Base Yr 2005



96158 PALM BLUFF DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		397,163
TOTAL MARKET OB/XF VALUE		18,762
TOTAL LAND VALUE - MARKET		130,000
TOTAL MARKET VALUE		545,925
SOH/AGL Deduction		257,891
ASSESSED VALUE		288,034
TOTAL EXEMPTION VALUE	HX HB WR	55,000
BASE TAXABLE VALUE		233,034
TOTAL JUST VALUE		545,925
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		407,502

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1708054	REPAIR/RRF	18,000	12/01/2017
974234	XFOB	0	10/01/1997
974021	SWIM POOL	12,000	06/01/1997
973706	NEW CONSTR	140,000	03/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1245/0968	7/14/2004	WD	Q	I		370,000
GRANTOR: MEARDON JOHN A & CHER						
GRANTEE: MAHONEY RICHARD C &						
0902/0926	10/07/1999	WD	Q	I		290,000
GRANTOR: WEAVER W DUANE & MARY						
GRANTEE: MEARDON JOHN A & CH						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1997] W33N14W8BAS=[YR=1997] W28 S36 FGR=[YR=1997] S44 E14 N2 E7 N42 W21$ E21 S15 E14 FOP=[YR=1997] S8 E12 N6 W2 N6 W8 S4 W2$ E2 N4 E8 S6 E12 S3 E3 S2 E6 N2 E3 N36 W16 S2 W7 S3 W10 N8 W8 N17 $ S17 E8 S8 E10 N3 E7 N2 E16 N6$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1997	1997	3	81	1,620	
2	0812	CONCRETE C	0	100	0	0	2,577.00	SF	4.00	4.00	100	1997	1997	3	75	7,731	
3	0845	KOOL DECK	0	100	0	0	478.00	SF	7.25	7.25	100	1997	1997	3	75	2,599	
4	0861	POOL GUNIT	0	100	12	22	264.00	SF	85.00	85.00	100	1997	1997	3	21	4,712	
6	0911	SCRN RM A	0	100	20	30	600.00	SF	17.50	17.50	100	1997	1997	3	20	2,100	

LAND DESCRIPTION

TOTAL OB/XF 18,762

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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