

LOT 18
IN OR 1178/152
PALM BLUFF SUB PB 6/6-7

GRABLE GARY A & EMILY S
96130 PALM BLUFF DRIVE
FERNANDINA BEACH, FL 32034

2023

46-3N-28-560P-0018-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 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.	2. 100
Units		0 100
Occupancy	00	NONE 100

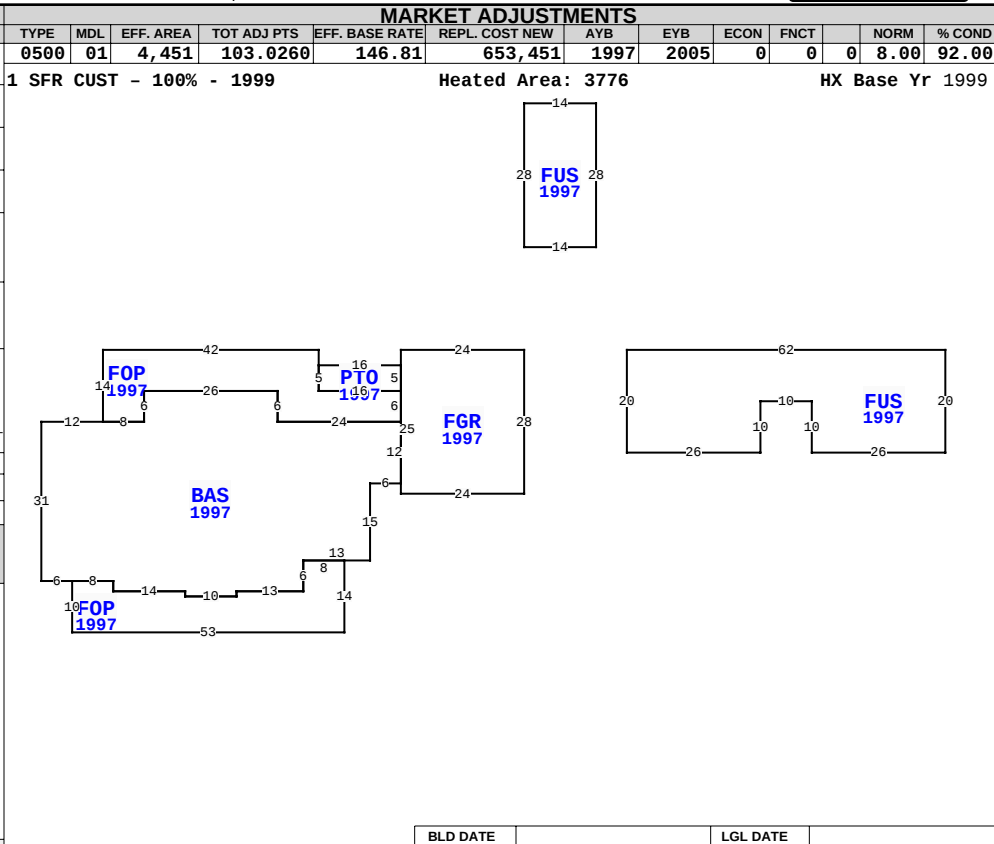
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4023.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,244	100	2,244	303,087
FGR	672	55	370	49,974
FOP	478	30	143	19,314
FOP	528	30	158	21,340
FUS	392	100	392	52,946
FUS	1,140	100	1,140	153,974
PTO	80	5	4	540
TOTALS	5,534		4,451	601,175

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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	81	2,835	
2	0812	CONCRETE C	0 100	0	0	3,841.00	SF	4.00	4.00	100	1997	1997	3	75	11,523	
3	0825	BRICK	0 100	2	15	30.00	SF	12.50	12.50	100	1997	1997	3	93	349	
4	0810	CONCRETE A	0 100	36	3	108.00	SF	6.50	6.50	100	1998	1998	3	77	541	
5	0810	CONCRETE A	0 100	16	16	256.00	SF	6.50	6.50	100	1998	1998	3	77	1,281	
6	0845	KOOL DECK	0 100	0	0	1,544.00	SF	7.25	7.25	100	1998	1998	3	77	8,619	
7	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	1,000.00	100	1998	1998	3	20	200	
8	0825	BRICK	0 100	0	0	100.00	SF	12.50	12.50	100	1998	1998	3	93	1,163	
10	0861	POOL GUNIT	0 100	32	16	512.00	SF	85.00	85.00	100	2007	2007	3	52	22,630	

LAND DESCRIPTION			TOTAL OB/XF 49,141													
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
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

REVIEW DATE 05/11/2018 BY KWX



EXTRA FEATURES										BLD DATE			LGL DATE		
96130 PALM BLUFF DR, FERNANDINA BEACH										XF DATE			LAND DATE		
										INC DATE			AG DATE		

TOTAL OB/XF													49,141		
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA			
	RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	130,000.00	130,000.00	1			

Total Acres: 0.00 Total Land Value: 130,000 Market: 0 Agricultural: 0 Common: 130,000

NASSAU COUNTY PROPERTY										PAGE 1 of 1					
VALUATION SUMMARY										STANDARD					
VALUATION BY										Tax Group: 4					
BUILDING MARKET VALUE										Tax Dist:					
TOTAL MARKET OB/XF VALUE										601,175					
TOTAL LAND VALUE - MARKET										49,141					
TOTAL MARKET VALUE										130,000					
SOH/AGL Deduction										780,316					
ASSESSED VALUE										412,088					
TOTAL EXEMPTION VALUE										368,228					
BASE TAXABLE VALUE										55,000					
TOTAL JUST VALUE										313,228					
NCON VALUE										780,316					
INCOME VALUE										0					
PREVIOUS YEAR MKT VALUE										575,031					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M2006916	H/AC	0	08/01/2020
985403	SWIM POOL	0	11/01/1998
963067	NEW CONSTR	225,000	07/01/1996

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1178/0152	10/06/2003	WD	U	I	07	100			
GRANTOR:MEWBRO CAROL B									
GRANTEE:GRABLE GARY A & EMILY									
0847/1645	9/08/1998	WD	Q	I		285,000			
GRANTOR:MEWBRO CAROL B									
GRANTEE:GRABLE GARY & EMILY									

BUILDING NOTES									
BUILDING DIMENSIONS									
FGR=[YR=1997] W24 S3 PTO=[YR=1997] W16 FOP=[YR=1997] N3 W42 S14 BAS=[YR=1997] W12 S31 E6 FOP=[YR=1997] S10 E53 N14 W8 S6W13 S1 W10 N1 W14 N2 W8\$ E8 S2 E14 S1 E10 N1 E13 N6 E13 N15 E6 N12 W24 N6 W26 S6W8\$ E8 N6 E26 S6 E24 N6 W16 N5\$ S5 E16 N5\$ S25 E24 N28\$ PTR=E20 FUS=[YR=1997] E62 S20 W26 N10 W10 S10 W26 N20\$ W20\$ PTR=N20 FUS=[YR=1997] N28 E14 S28 W14\$ S20\$.									

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