BLOCK B LOT 5
IN OR 1168/1741
OAK GROVE UNIT 1 PB 0/61

ABERCROMBIE SONNY & NANCY J/
1968 PALM DR
FERNANDINA BEACH, FL 32034

2024

00-00-30-042B-000B-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

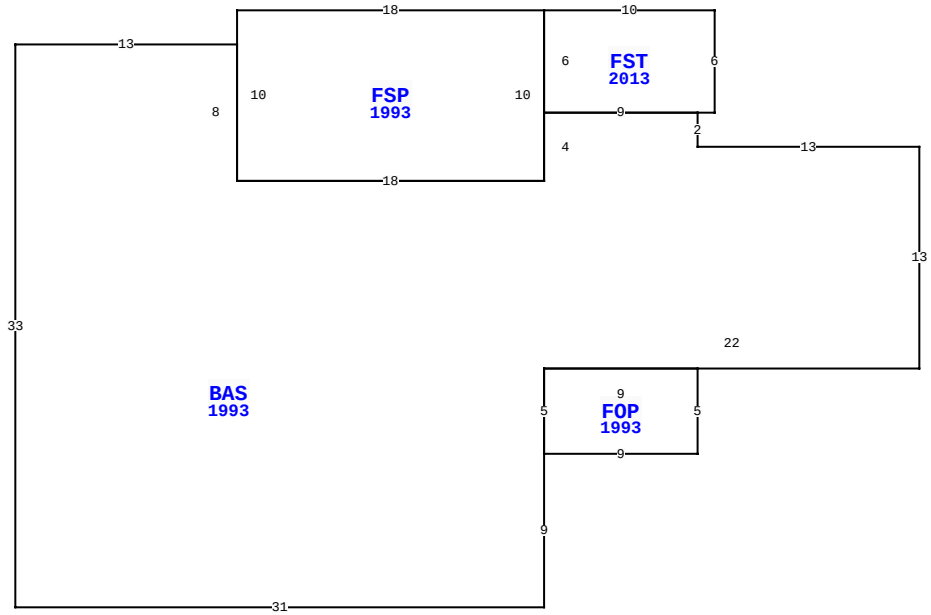
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2018.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,183	100	1,183	75,595
FOP	45	30	14	894
FSP	180	40	72	4,601
FST	60	55	33	2,109
TOTALS	1,468		1,302	83,199

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,302	91.5200	86.94	113,196	1953	1985	0	0	0	26.50	73.50

1 SINGLE FAM – 100% - 2004 Heated Area: 1183 HX Base Yr 2004



1968 PALM DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		83,199
TOTAL MARKET OB/XF VALUE		1,195
TOTAL LAND VALUE - MARKET		130,000
TOTAL MARKET VALUE		214,394
SOH/AGL Deduction		137,762
ASSESSED VALUE		76,632
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		26,632
TOTAL JUST VALUE		214,394
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		200,786

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1168/1741	9/08/2003	WD	Q	I		109,900
GRANTOR: TYLER PAMELA						
GRANTEE: ABERCROMBIE SONNY &						
0847/1224	9/03/1998	WD	Q	I		25,000
GRANTOR: SKINNER WILMA JEWELL						
GRANTEE: TYLER PAMELA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W13 N2 FST=[YR=2013] E1 N6 W10 FSP=[YR=1993] W18 S10 E18 N10$ S6 E9$ W9 S4 W18 N8 W13 S33 E31 N9 FOP=[YR=1993] E9 N5 W9 S5$ N5 E22 N13$.

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	0810	CONCRETE A	0	100	0	0	126.00	SF	6.50	6.50	100	1996	1996	3	72	590	
2	0940	SHEDS/PORT	0	100	8	8	64.00	SF	30.00	30.00	100	1996	1996	3	20	384	
3	1076	TRELLIS A	0	100	9	6	54.00	SF	7.50	7.50	100	1990	1990	3	20	81	
4	1242	WD DECK A	0	100	10	7	70.00	SF	10.00	10.00	100	1990	1990	3	20	140	

LAND DESCRIPTION

TOTAL OB/XF 1,195

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		RSF-	2100.00	100.00	100.00	FF		1.00	1.00	1.00	1,300.00	1,300.00	130,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 130,000 Market: 0 Agricultural: 0 Common: 130,000 PRINTED 08/06/2024 BY SYS