



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	13	LVT/LAMMT 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
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	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	02
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NEIGHBORHOOD/LOC	2018.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	850	100	850	114,250
BAS	91	100	91	12,231
BAS	110	100	110	14,786
BAS	144	100	144	19,356
TOTALS	1,195		1,195	160,623

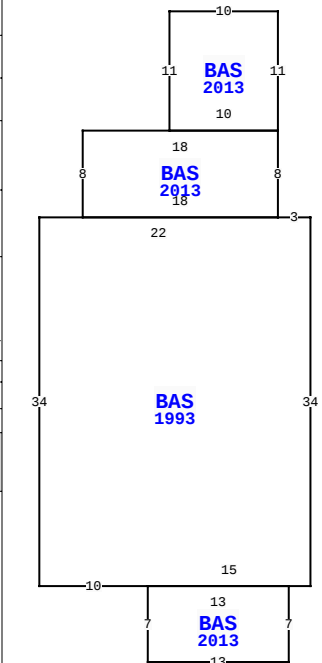
EXTRA FEATURES				
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L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0510	GARAGE WD-	0 100	21	14	294.00	SF	35.00	35.00	100	1949	1949	3	20	2,058	
2	0940	SHEDS/PORT	0 100	15	10	150.00	SF	30.00	30.00	100	1949	1949	3	20	900	
3	0940	SHEDS/PORT	0 100	6	6	36.00	SF	30.00	30.00	100	1982	1982	3	20	216	

LAND DESCRIPTION															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE
1	000100	C	SFR	100		RSF	2100.00	150.00	100.00	FF		1.00	1.00	1.25	1,300.00

REVIEW DATE	03/15/2021	BY	RK
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,195	113.4889	141.86	169,523	1949	2016	0	0	5.25	94.75
1 SNGL FAM - 100% - 2022											
Heated Area: 1195											
HX Base Yr 2022											



1951 PALM DR, FERNANDINA BEACH

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

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
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TOTAL OB/XF															
3,174															

REVIEW DATE	03/15/2021	BY	RK
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Total Acres:	0.00	Total Land Value:	162,500	Market:	0	Agricultural:	0	Common:	162,500
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NASSAU COUNTY PROPERTY											
PAGE 1 of 1											

VALUATION BY		STANDARD
Tax Group: 8		Tax Dist:
BUILDING MARKET VALUE		160,623
TOTAL MARKET OB/XF VALUE		3,174
TOTAL LAND VALUE - MARKET		162,500
TOTAL MARKET VALUE		326,297
SOH/AGL Deduction		16,388
ASSESSED VALUE		309,909
TOTAL EXEMPTION VALUE		50,000
BASE TAXABLE VALUE		259,909
TOTAL JUST VALUE		326,297
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		306,977

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1213206	REROOF SFR	5,700	11/01/2012
6133	CHNGE SRVC	350	08/14/1989

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2427/0158	1/21/2021	WD	Q	I	01	340,000	
GRANTOR: WALLS JAMES & JANICE							
GRANTEE: OTTS MICHELLE LEE							
2394/0973	9/21/2020	WD	Q	I	01	182,500	
GRANTOR: GOLDEN SHIRLEY D L/E							
GRANTEE: WALLS JAMES & JANIC							

BUILDING NOTES															
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BUILDING DIMENSIONS															
BAS=[YR=1993] W3 BAS=[YR=2013] N8 BAS=[YR=2013] N11 W10 S11 E10\$ W18 S8 E18\$ W22 S34 E10 BAS=[YR=2013] S7 E13 N7 W13\$ E15 N34\$.															

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	150.00	100.00	FF		1.00	1.00	1.25	1,300.00	1,625.00	162,500							

REVIEW DATE	03/15/2021	BY	RK
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Total Acres:	0.00	Total Land Value:	162,500	Market:	0	Agricultural:	0	Common:	162,500
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