



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	06	CUST PANEL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	03	MASONRY 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	1,289	100	1,289	94,142
FOP	119	30	36	2,629
FST	110	55	60	4,382
TOTALS	1,518		1,385	101,154

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	0	0	0	165.00	SF	6.50
2	0511	GARAGE CB-	0	0	26	21	546.00	SF	40.00
3	0510	GARAGE WD-	0	0	26	10	260.00	SF	35.00
4	0810	CONCRETE A	0	0	2	18	36.00	SF	6.50
5	0351	CARPORT MT	0	0	4	26	104.00	SF	10.00
6	0510	GARAGE WD-	0	0	40	30	1,200.00	SF	35.00
7	0810	CONCRETE A	0	0	25	30	750.00	SF	6.50
8	0810	CONCRETE A	0	0	15	30	450.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0		RSF	2200.00	100.00	200.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,385	137.2800	130.42	180,632	1955	1955	0	0	0	44.00	56.00	
1 SINGLE FAM - 0% - 0 Heated Area: 1289 HX Base Yr													
BAS 1993													

1940 PALM DR, FERNANDINA BEACH									
BLD DATE									
XF DATE									
INC DATE									
LGL DATE									
LAND DATE									
AG DATE									
04/11/2024 MLU									

TOTAL OB/XF													
37,456													

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		101,154	
TOTAL MARKET OB/XF VALUE		37,456	
TOTAL LAND VALUE - MARKET		260,000	
TOTAL MARKET VALUE		398,610	
SOH/AGL Deduction		110,207	
ASSESSED VALUE		288,403	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		288,403	
TOTAL JUST VALUE		398,610	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		376,200	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E22410	ELEC OTHER	0	02/01/2010
B0922998	REMODEL	6,000	11/01/2009
B0922928	REPAIR/RRF	20,000	10/01/2009
M0914893	H/AC	0	10/01/2009
R0912126	REPAIR/RRF	5,000	10/01/2009
B9602879	REMODEL	1,000	10/23/1996

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
9999/9999	10/19/2005	CN	Q	I		167,000	
GRANTOR: JADWIN DONALEE							
GRANTEE: NULL CHARLES							
0818/0415	12/29/1997	PR	Q	I		69,900	
GRANTOR: ALLEN DONALD & CAROL							
GRANTEE: JADWIN DONALEE							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] N32 W27 FST=[YR=2009] N11W10 S11E10\$W17S25									
FOP=[YR=1993] S7E17N7 W17\$ E17S7E27 \$.									