

LOT 38
IN OR 1677/389
OTTER RUN PB 5/156

MCMULLEN IVAN F JR & KRISTINA E
95239 PALMETTO TRAIL
FERNANDINA BEACH, FL 32034

2024

40-2N-28-1590-0038-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

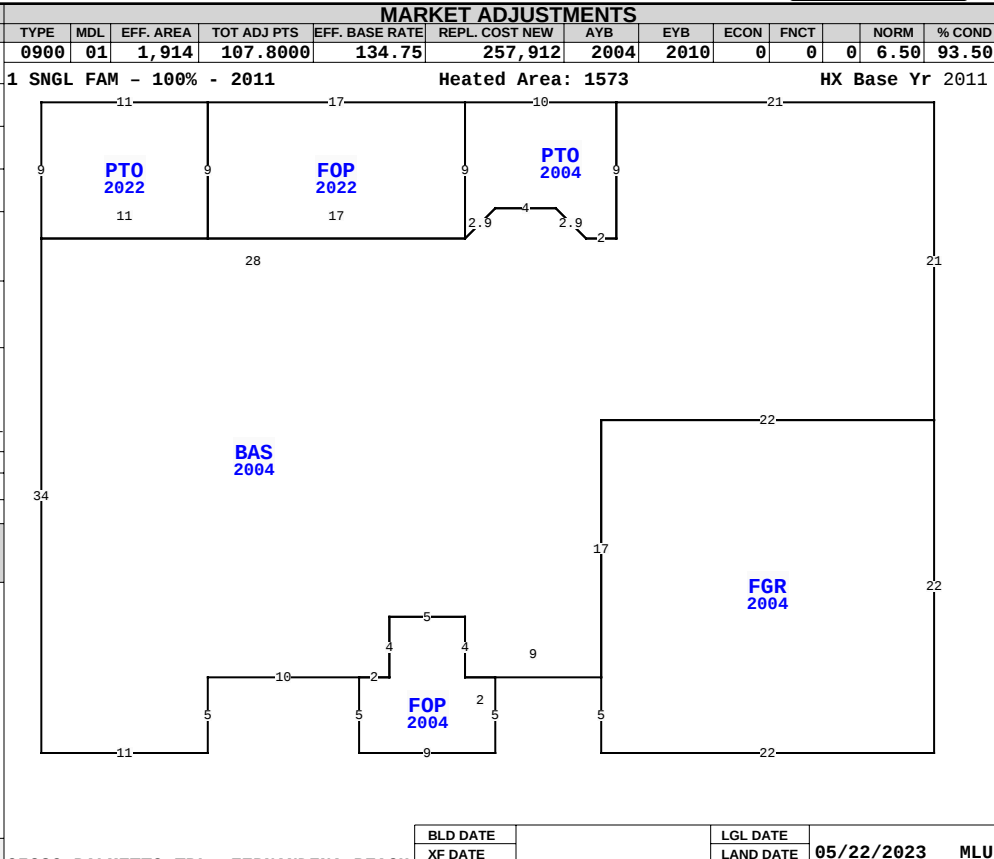
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4013.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,573	100	1,573	198,184
FGR	484	55	266	33,514
FOP	65	30	20	2,520
FOP	153	30	46	5,796
PTO	78	5	4	504
PTO	99	5	5	630

TOTALS	2,452		1,914	241,148
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	946.00	SF	4.00	4.00	
2	0476	VF 6 SBPL	0	100	0	0	90.00	LF	32.00	32.00	
3	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100	0003	RSF-1	0.00	0.00	1.00	LT	



95239 PALMETTO TRL, FERNANDINA BEACH	BLD DATE		LGL DATE	05/22/2023	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		241,148	
TOTAL MARKET OB/XF VALUE		6,276	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		322,424	
SOH/AGL Deduction		173,275	
ASSESSED VALUE		149,149	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		99,149	
TOTAL JUST VALUE		322,424	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		300,182	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001435	ADDITION	7,700	01/25/2022
M2005154	H/AC	0	05/15/2020
B1910199	(8) WINDOWS+(2)DO	9,608	12/01/2019
B1633102	(6) WINDOWS	2,761	09/21/2016

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1677/0389	5/13/2010	WD	Q	I	01
GRANTOR: SCOTT SANDRA L					
GRANTEE: MCMULLEN IVAN F JR					
1252/0617	8/11/2004	WD	Q	I	
GRANTOR: SEAWARD HOMES INC					
GRANTEE: SCOTT SANDRA L & JA					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2004] W21 PTO=[YR=2004] W10 FOP=[YR=2022] W17											
PTO=[YR=2022] W11 S9 E11 N9\$ S9 E17 N9\$ S9 U2 R2 E4 D2 R2											
E2 N9\$ S9 W2 U2 L2 W4 D2 L2 W28 S34 E11 N5 E10											
FOP=[YR=2004] S5 E9 N5 W2N4 W5 S4 W2\$ E2 N4 E5S4 E9											
FGR=[YR=2004] S5 E22 N22 W22 S17\$ N17 E22 N21\$.											