

LOT 44
IN OR 708 PG 835
OTTER RUN PB 5/156

CHESHIRE JAMESYN
95133 PALMETTO TRAIL
FERNANDINA BEACH, FL 32034

2024

40-2N-28-1590-0044-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	30	VINYL 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
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

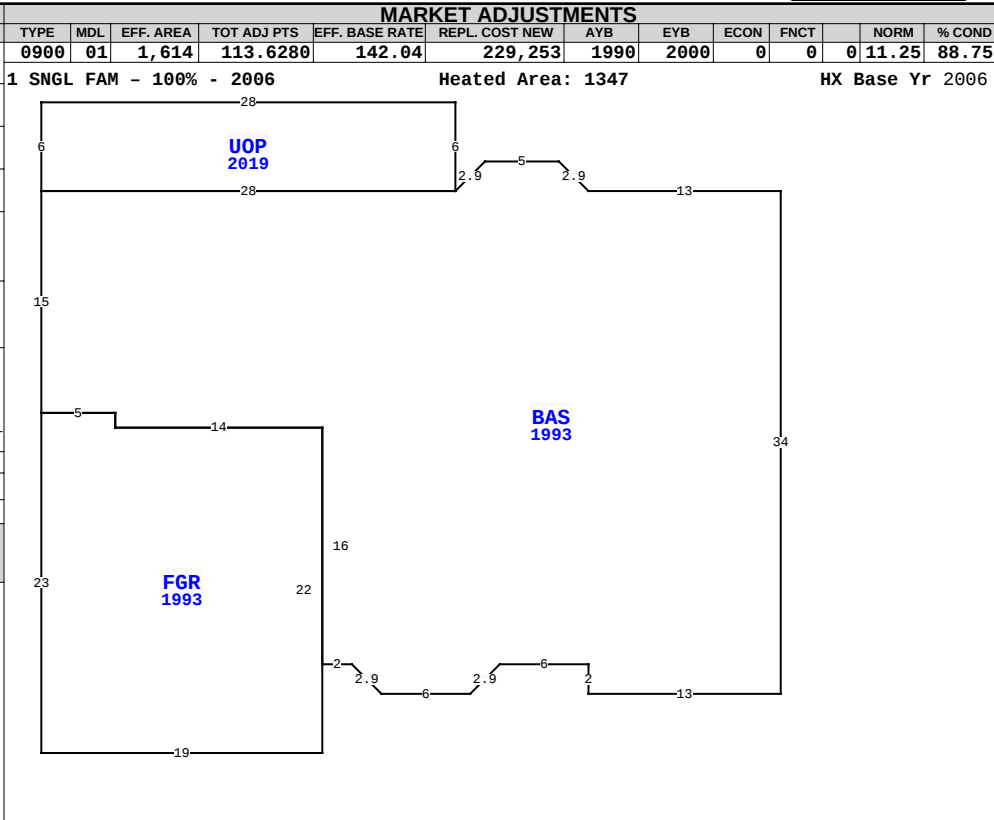
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4013.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,347	100	1,347	169,804
FGR	423	55	233	29,372
UOP	168	20	34	4,286

TOTALS	1,938		1,614	203,462
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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	0810	CONCRETE A	0	100	0	0	778.00	SF	6.50	6.50	
2	1242	WD DECK A	0	100	11	16	176.00	SF	8.00	8.00	
3	0940	SHEDS/PORT	0	100	30	16	480.00	SF	20.10	20.10	

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		RSF-1	0.00	0.00	1.00	LT	



95133 PALMETTO TRL, FERNANDINA BEACH	BLD DATE		LGL DATE	05/22/2023	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

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	0810	CONCRETE A	0	100	0	0	778.00	SF	6.50	6.50	100	1990	1990	3	59.5	3,009	
2	1242	WD DECK A	0	100	11	16	176.00	SF	8.00	8.00	100	1998	1998	3	20	282	
3	0940	SHEDS/PORT	0	100	30	16	480.00	SF	20.10	20.10	100	2012	2012	3	55	5,306	

TOTAL OB/XF											
8,597											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
STANDARD											
Tax Group: 4											
Tax Dist:											
BUILDING MARKET VALUE											
203,462											
TOTAL MARKET OB/XF VALUE											
8,597											
TOTAL LAND VALUE - MARKET											
75,000											
TOTAL MARKET VALUE											
287,059											
SOH/AGL Deduction											
157,797											
ASSESSED VALUE											
129,262											
TOTAL EXEMPTION VALUE											
HX HB											
50,000											
BASE TAXABLE VALUE											
79,262											
TOTAL JUST VALUE											
287,059											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
268,863											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1906419	REPAIR/RRF	7,425	06/17/2019
B163022	(13) WINDOWS	7,600	04/16/2016
6120	NEW CONSTR	53,440	11/16/1989

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0708/0835	7/01/1994	WD	Q	I		78,000	
GRANTOR: ZELLER RODNEY & CAROL							
GRANTEE: CHESHIRE CHRIS & JA							
0620/0081	2/25/1991	WD	Q	I		74,000	
GRANTOR: HENNING LAURENCE							
GRANTEE: ZELLER RODNEY & C J							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W13 U2 L2 W5 D2 L2 UOP=[YR=2019] N6 W28 S6 E28\$ W28 S15 FGR=[YR=1993] S23 E19 N22 W14 N1 W5 \$ E5 S1 E14 S16 E2 D2 R2 E6 R2 U2 E6 S2 E13 N34 \$.											