

LOT 45
IN OR 2210/1833
OTTER RUN PB 5/156

CREGER JOSHUA & TORI L
95109 PALMETTO TRL
FERNANDINA BEACH, FL 32034

2024

40-2N-28-1590-0045-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	31	HARDIE BRD 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 60
Interior Floo	11	CLAY TILE 40
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

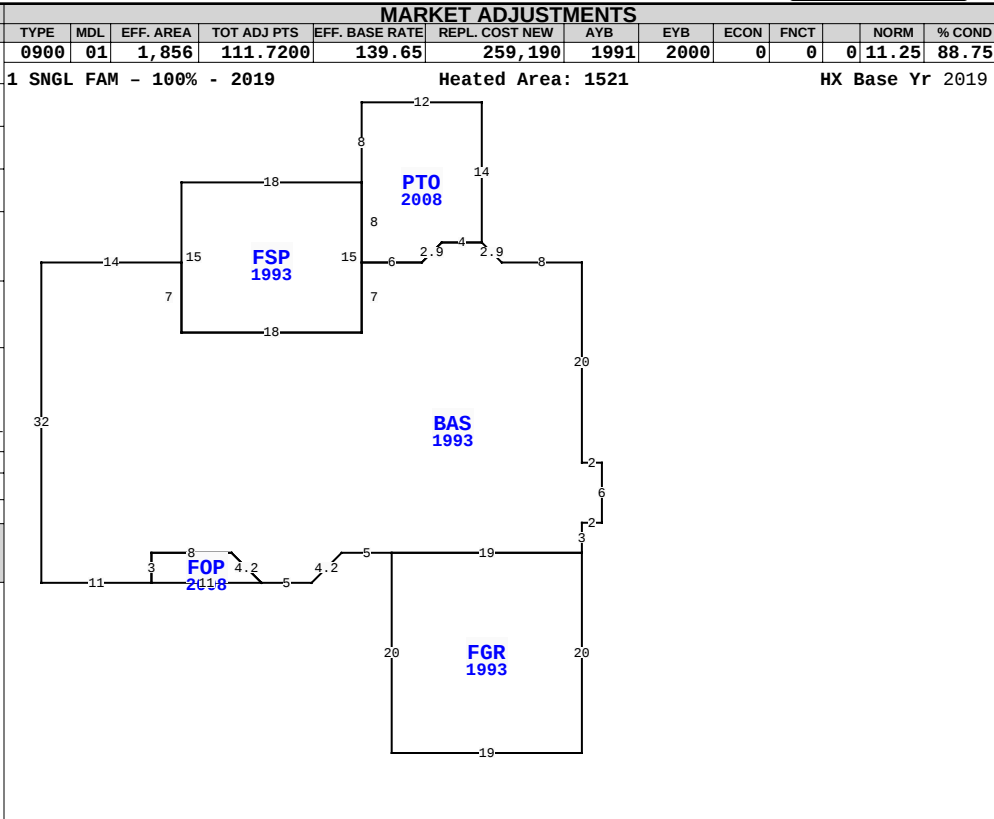
MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4013.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,521	100	1,521	188,512
FGR	380	55	209	25,903
FOP	29	30	9	1,116
FSP	270	40	108	13,385
PTO	182	5	9	1,116

TOTALS	2,382		1,856	230,031
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	0	0	1,772.00	SF	4.00
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
3	0810	CONCRETE A	0	100	6	8	48.00	SF	6.50



95109 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	0812	CONCRETE C	0	100	0	0	1,772.00	SF	4.00	4.00	100	1991	1991	3	62	4,395	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	70	2,450	
3	0810	CONCRETE A	0	100	6	8	48.00	SF	6.50	6.50	100	1994	1994	3	68	212	

LAND DESCRIPTION										TOTAL OB/XF 7,057							
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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				230,031	
TOTAL MARKET OB/XF VALUE				7,057	
TOTAL LAND VALUE - MARKET				75,000	
TOTAL MARKET VALUE				312,088	
SOH/AGL Deduction				106,613	
ASSESSED VALUE				205,475	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				155,475	
TOTAL JUST VALUE				312,088	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				291,040	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94-01225	ADDITION	2,096	08/01/1994
7230	NEW CONSTR	56,266	05/16/1991

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2210/1833	7/12/2018	WD	Q	I	01
GRANTOR: COLEMAN STEVEN & JUST					SALE PRICE
GRANTEE: CREGER JOSHUA & TOR					235,000
1088/0235	10/16/2002	WD	Q	I	
GRANTOR: BLAKE COURTNEY V					135,000
GRANTEE: COLEMAN STEVEN R					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W8 L2 U2 PTO=[YR=2008] N14 W12 S8									
FSP=[YR=1993] W18 S15 E18 N15 \$ S8 E6 R2 U2 E4\$ W4 D2 L2									
W6 S7 W18 N7 W14 S32 E11 FOP=[YR=2008] E11 U3 L3 W8 S3\$ N3									
E8 R3 D3 E5 R3 U3 E5 FGR=[YR=1993] S20 E19 N20 W19\$ E19									
N3 E2 N6 W2 N20\$.									