LOT 49
IN OR 765/986
OTTER RUN PB 5/156

BEAN STEPHEN H & D KAY
95061 PALMETTO TRAIL
FERNANDINA BEACH, FL 32034

2024

40-2N-28-1590-0049-0000

BUILDING CHARACTERISTICS

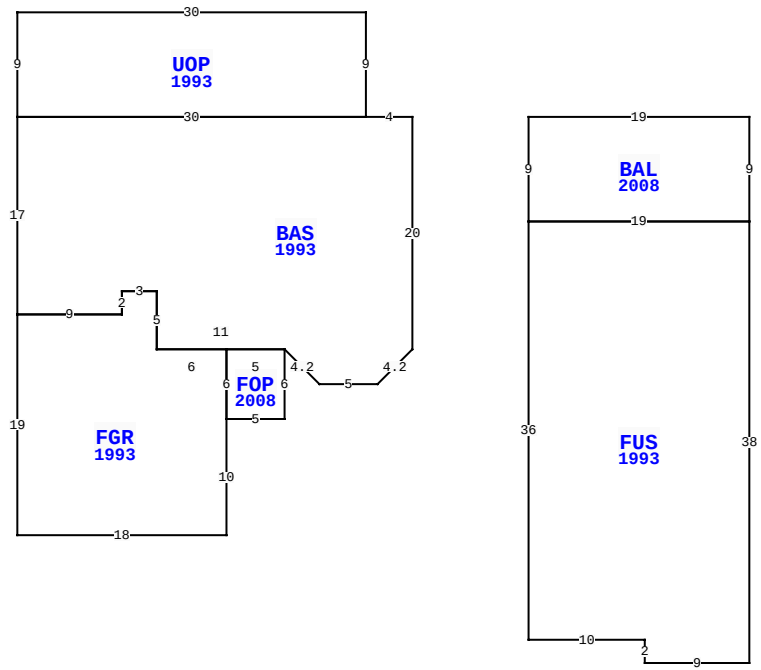
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	12	CEDAR 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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
BAL	171	15	26	3,652
BAS	662	100	662	92,988
FGR	330	55	182	25,565
FOP	30	30	9	1,264
FUS	702	100	702	98,607
UOP	270	20	54	7,585
TOTALS	2,165		1,635	229,661

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,635	126.6840	158.36	258,919	1988	2000	0	0	0	11.30	88.70

1 SNGL FAM – 100% - 1998 Heated Area: 1364 HX Base Yr 1998



95061 PALMETTO TRL, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2023 MLU
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		229,661
TOTAL MARKET OB/XF VALUE		12,499
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		317,160
SOH/AGL Deduction		185,047
ASSESSED VALUE		132,113
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		82,113
TOTAL JUST VALUE		317,160
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		296,112

PERMIT NUM	DESCRIPTION	AMT	ISSUED
V240005324	INSTALL HARDIE LA	14,000	05/02/2024
M1623572	H/AC	0	09/23/2016
R1212850	REMODEL	5,295	03/08/2012
94-01192	SWIM POOL	13,300	06/01/1994
2779	H/AC	2,150	10/25/1988
3219	NEW CONSTR	0	10/03/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0765/0986	7/18/1996	WD	Q	I		95,000
GRANTOR: KELLEY STEPHEN W & BE						
GRANTEE: BEAN STEPHEN H & D						
0709/1065	7/20/1994	WD	Q	I		69,000
GRANTOR: CASAGRANDE CAROL & JO						
GRANTEE: KELLEY STEPHEN W &						

EXTRA FEATURES

LN	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	0820	WOOD WALK	0	100	0	0	72.00	SF	11.75	11.75	100	1988	1988	3	40	338	
2	0811	CONCRETE B	0	100	16	38	608.00	SF	5.20	5.20	100	1988	1988	3	54.5	1,723	
3	0845	KOOL DECK	0	100	0	0	669.00	SF	7.25	7.25	100	1994	1994	3	68	3,298	
4	0861	POOL GUNIT	0	100	15	28	420.00	SF	85.00	85.00	100	1994	1994	3	20	7,140	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W4 UOP=[YR=1993] N9 W30 S9 E30$ W30 S17
FGR=[YR=1993] S19 E18 N10 FOP=[YR=2008] E5 N6 W5 S6$ N6 W6 N5
W3 S2 W9$ E9 N2 E3 S5 E11 R3 D3 E5 U3 R3 N20$ PTR= E10
BAL=[YR=2008] E19 S9 FUS=[YR=1993] S38 W9 N2 W10 N36 E19$ W19
N9$ W10 $.

LAND DESCRIPTION

TOTAL OB/XF 12,499

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 07/10/2024 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS