LOT 50
OTTER RUN PB 5/156

KALAVSKY STEPHEN J & NICOLE
95049 PALMETTO TRAIL
FERNANDINA BEACH, FL 32034

2024

40-2N-28-1590-0050-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

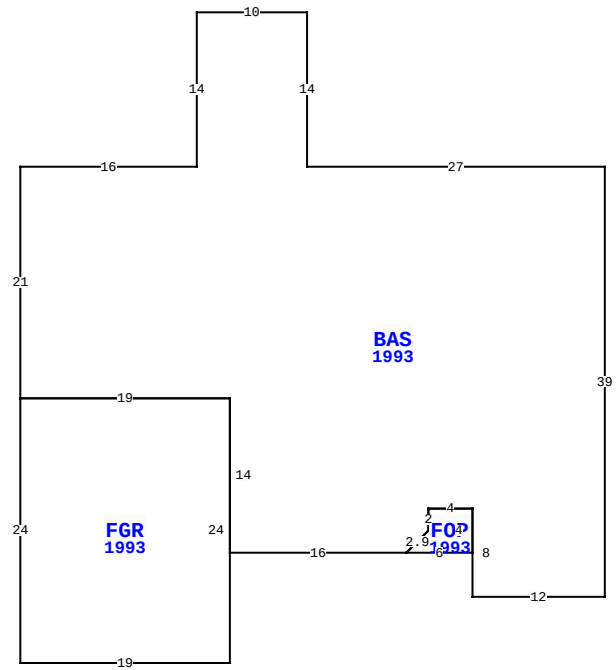
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	1,759	100	1,759	208,667
FGR	456	55	251	29,776
FOP	18	30	5	593
TOTALS	2,233		2,015	239,036

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,015	110.3480	137.94	277,949	1990	1995	0	0	0	14.00	86.00

1 SNGL FAM – 100% - 2024 Heated Area: 1759 HX Base Yr 2024



95049 PALMETTO TRL, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		239,036
TOTAL MARKET OB/XF VALUE		6,441
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		320,477
SOH/AGL Deduction		45,502
ASSESSED VALUE		274,975
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		224,975
TOTAL JUST VALUE		320,477
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		298,781

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1210492	REMODEL	6,600	11/30/2012
7266	ADDITION	1,650	05/28/1991
6281	NEW CONSTR	82,000	02/12/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2544/1872	3/01/2022	WD	Q	I	01	340,000
GRANTOR: CARVER JANET A						
GRANTEE: KALAVSKY STEPHEN J						
1608/1451	3/03/2009	WD	Q	I	01	200,000
GRANTOR: RENO MICHAEL J L						
GRANTEE: CARVER JANET A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W27 N14 W10 S14 W16 S21 FGR=[YR=1993] S24 E19 N24 W19$ E19 S14 E16 FOP=[YR=1993] E6 N4 W4 S2 L2 D2 $ U2 R2 N2 E4 S8 E12 N39$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	68	2,380	
2	0810	CONCRETE A	0	100	0	0	765.00	SF	6.50	6.50	100	1990	1990	3	59.5	2,959	
3	1242	WD DECK A	0	100	0	0	408.00	SF	10.00	10.00	100	2006	2006	3	27	1,102	

LAND DESCRIPTION

TOTAL OB/XF 6,441

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 07/02/2020 BY KWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS