

LOT 51
IN OR 1317/12
OTTER RUN PB 5/156

FANKHAUSER NANCY
95037 PALMETTO TRAIL
FERNANDINA BEACH, FL 32034

2024

40-2N-28-1590-0051-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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	1,421	100	1,421	162,499
FGR	480	55	264	30,190
FOP	25	30	8	915
FOP	40	30	12	1,373
FSP	150	40	60	6,861
TOTALS	2,116		1,765	201,838

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	0811	CONCRETE B	0	100	0	0	867.00	SF	5.20	5.20	100	1993	1993	3	66	2,976	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	74	2,590	
3	0351	CARPORT MT	0	100	32	24	768.00	SF	10.00	10.00	100	2004	2004	3	22	1,690	
4	0812	CONCRETE C	0	100	0	0	1,231.00	SF	4.00	4.00	100	2004	2004	3	84	4,136	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

REVIEW DATE	05/12/2019	BY	KBA
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,765	108.3000	135.38	238,946	1993	1993	0	0	0 15.53	84.47
1 SNGL FAM - 100% - 2006											
Heated Area: 1421											
HX Base Yr 2006											

95037 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
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TOTAL OB/XF											
11,392											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT	1.00

Total Acres: 0.00	Total Land Value: 75,000	Market: 0	Agricultural: 0	Common: 75,000
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NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
PAGE 1 of 1											
4											
STANDARD											
VALUATION BY											
Tax Group: 4											
Tax Dist:											
BUILDING MARKET VALUE											
201,838											
TOTAL MARKET OB/XF VALUE											
11,392											
TOTAL LAND VALUE - MARKET											
75,000											
TOTAL MARKET VALUE											
288,230											
SOH/AGL Deduction											
150,057											
ASSESSED VALUE											
138,173											
TOTAL EXEMPTION VALUE											
HX HB											
50,000											
BASE TAXABLE VALUE											
88,173											
TOTAL JUST VALUE											
288,230											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
270,105											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230015812		35,918	12/12/2023
R1313327	ROOF	9,950	01/01/2013
B0209296	CARPORT	2,000	02/01/2002
B0109085	NEW CONSTR	5,045	12/01/2001
0240	NEW CONSTR	60,518	05/01/1993

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1317/0012	5/12/2005	WD	Q	I		181,500	
GRANTOR:STRONG ROBERT E &							
GRANTEE: FANKHAUSER NANCY							
1017/1614	11/02/2001	WD	Q	I		129,000	
GRANTOR:STONE DANIEL R & AUDR							
GRANTEE:STRONG ROBERT & SHI							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W21 FOP=[YR=2004] N8 W5 FSP=[YR=2004] W15 S10 E15 N10 \$ S8 E5 \$ W5 S2 W19 S34 E11 N4 E9 FOP=[YR=1993] E5 FGR=[YR=1993] S24 E20 N24 W20 \$ N5 W5 S5 \$ N5 E5 S5 E20 N32 \$.											