

LOT 52
IN OR 747/417
OTTER RUN PB 5/156

MIXON DENNIS & TAMMY
95021 PALMETTO TRAIL
FERNANDINA BEACH, FL 32034

2024

40-2N-28-1590-0052-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 90
Exterior Wall	20	FACE BRICK 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	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

NEIGHBORHOOD/LOC 4013.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,746	100	1,746	191,418
FGR	420	55	231	25,325
FOP	36	30	11	1,206

TOTALS 2,202 1,988 217,949

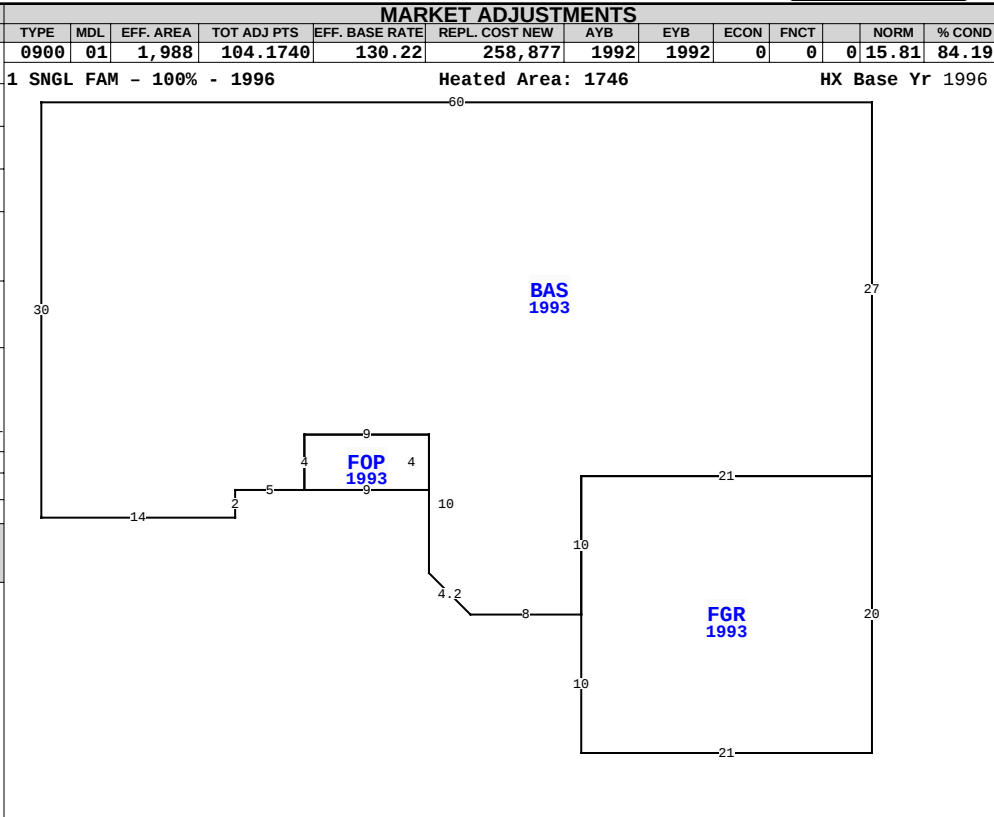
EXTRA FEATURES

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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	72	2,520	
2	0811	CONCRETE B	0 100	0	0	910.00	SF	5.20	5.20	100	1992	1992	3	64	3,028	
3	0810	CONCRETE A	0 100	10	10	100.00	SF	6.50	6.50	100	1994	1994	3	68	442	
4	0810	CONCRETE A	0 100	0	0	272.00	SF	6.50	6.50	100	2003	2003	3	83	1,467	
5	0351	CARPORT MT	0 100	30	30	900.00	SF	10.00	10.00	100	2011	2011	3	50	4,500	

LAND DESCRIPTION

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	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 03/18/2022 BY DJ



95021 PALMETTO TRL, FERNANDINA BEACH

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

05/22/2023 MLU

TOTAL OB/XF 11,957

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	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							

Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000

NASSAU COUNTY PROPERTY PAGE 1 of 1 4

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		217,949
TOTAL MARKET OB/XF VALUE		11,957
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		304,906
SOH/AGL Deduction		165,978
ASSESSED VALUE		138,928
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		88,928
TOTAL JUST VALUE		304,906
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		284,950

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1213226	REPAIR/RRF	9,927	11/01/2012
B24541	CARPORT	18,163	03/01/2011
V01122	REMODEL	150	02/01/2001
8547	NEW CONSTR	5,900	11/06/1992
8467	NEW CONSTR	60,660	10/28/1992

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0747/0417	12/27/1995	WD	Q	I		97,000
GRANTOR: IWANIUK WILLIAM P JR						
GRANTEE: MIXON DENNIS & TAMM						
0683/1875	6/30/1993	WD	Q	I		91,900
GRANTOR: TREVETT HOMES INC						
GRANTEE: IWANIUK WM JR & C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 S30 E14 N2 E5 FOP=[YR=1993] E9N4 W9S4\$ N4 E9S10 D3 R3 E8 FGR=[YR=1993] S10 E21 N20 W21 S10\$ N10 E21 N27\$.

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