LOT 92
OTTER RUN PB 5/156

HARVEY GERALDINE A & STEPHEN J
95236 PALMETTO TRL
FERNANDINA BEACH, FL 32034

2024

40-2N-28-1590-0092-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

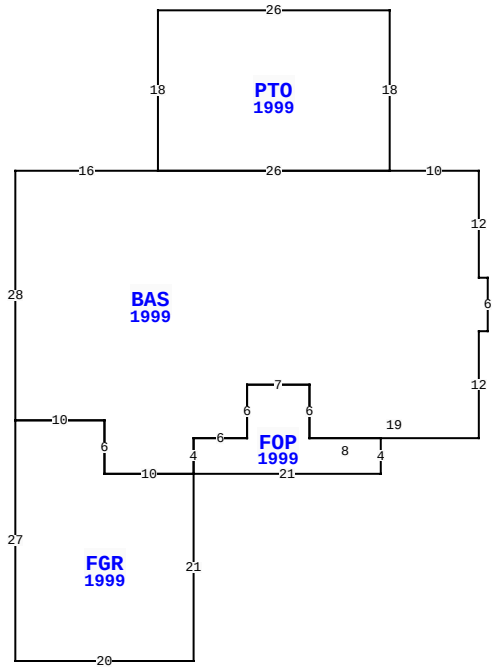
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,544	100	1,544	201,130
FGR	480	55	264	34,390
FOP	126	30	38	4,950
PTO	468	5	23	2,996
TOTALS	2,618		1,869	243,467

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,869	115.1500	143.94	269,024	1999	2004	0	0	0	9.50	90.50

1 SNGL FAM – 100% - 2024 Heated Area: 1544 HX Base Yr 2024



95236 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		243,467
TOTAL MARKET OB/XF VALUE		6,899
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		325,366
SOH/AGL Deduction		0
ASSESSED VALUE		325,366
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		275,366
TOTAL JUST VALUE		325,366
NCON VALUE		2,214
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		286,170

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240004161	26 X 12 COMPOSITE	10,015	04/11/2024
B2003340	REPAIR/RRF	8,250	05/01/2020
9805667	NEW CONSTR	79,816	12/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2679/981	11/14/2023	WD	Q	I	01	420,000
GRANTOR: FLINK JEFFREY JR						
GRANTEE: HARVEY GERALDINE A						
2621/0099	2/17/2023	QC	U	I	11	120,000
GRANTOR: FLINK JEFFREY JR						
GRANTEE: FLINK JEFFREY JR &						

BUILDING NOTES

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	1999	1999	3	83	2,905	
2	0810	CONCRETE A	0	100	0	0	798.00	SF	6.50	6.50	100	1999	1999	3	77	3,994	

BUILDING DIMENSIONS

BAS=[YR=1999;ORIG=0,0] W1 N12 W10 W26 W16 S28 E10 S6 E10 N4 E6 N6 E7 S6 E19 N12 E1 N6 $
FGR=[YR=1999;ORIG=-53,16] S27 E20 N21 W10 N6 W10 $
FOP=[YR=1999;ORIG=-33,22] E21 N4 W8 N6 W7 S6 W6 S4 $
PTO=[YR=1999;ORIG=-11,-12] N18 W26 S18 E26 $
.

LAND DESCRIPTION

TOTAL OB/XF 6,899

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 03/18/2024 BY NWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS