LOT 98
IN OR 925/1525
OTTER RUN PB 5/156

JOHNSON DARLA J
95174 PALMETTO TRAIL
FERNANDINA BEACH, FL 32034

2024

40-2N-28-1590-0098-0000

BUILDING CHARACTERISTICS

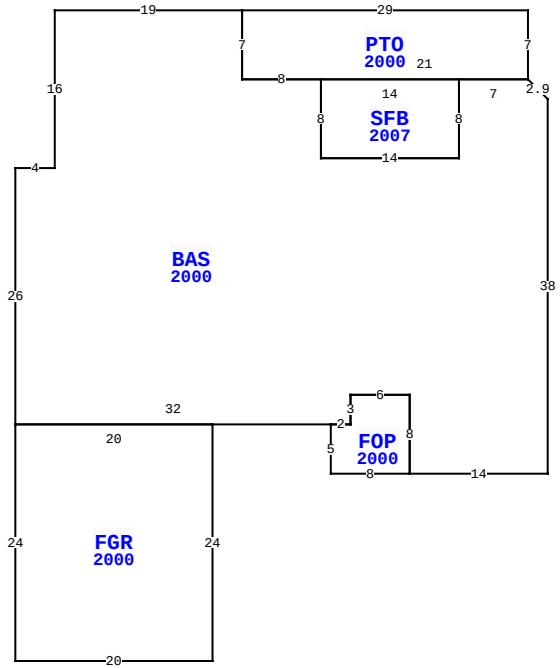
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,925	100	1,925	228,358
FGR	480	55	264	31,318
FOP	58	30	17	2,016
PTO	203	5	10	1,186
SFB	112	80	90	10,676
TOTALS	2,778		2,306	273,554

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,306	104.8600	131.08	302,270	2000	2004	0	0	0	9.50	90.50

1 SNGL FAM – 100% - 2001 Heated Area: 2015 HX Base Yr 2001



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

95174 PALMETTO TRL, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		273,554
TOTAL MARKET OB/XF VALUE		9,178
TOTAL LAND VALUE - MARKET		82,500
TOTAL MARKET VALUE		365,232
SOH/AGL Deduction		202,782
ASSESSED VALUE		162,450
TOTAL EXEMPTION VALUE	HX HB VX WX	60,000
BASE TAXABLE VALUE		102,450
TOTAL JUST VALUE		365,232
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		340,129

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1701955	REPAIR/RRF	6,000	03/10/2017
B25130	(20) WINDOWS	13,321	09/01/2011
B20607	REMODEL	9,160	10/01/2007
006983	NEW CONSTR	91,661	03/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0925/1525	3/27/2000	WD	Q	V		31,000
GRANTOR: TSB OF NASSAU COUNTY						
GRANTEE: JOHNSON GARY & DARL						
0914/1354	1/07/2000	WD	U	V	19	26,100
GRANTOR: OTTER RUN PARTNERSHIP						
GRANTEE: TSB OF NASSAU COUNT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] L2 U2 PTO=[YR=2000] N7 W29 S7 E8
SFB=[YR=2007] S8 E14 N8 W14$ E21$ W7 S8 W14 N8 W8 N7 W19 S16 W4 S26 FGR=[YR=2000] S24 E20 N24 W20$ E32 FOP=[YR=2000] S5 E8 N8 W6 S3 W2$ E2 N3 E6 S8 E14 N38$.

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	0811	CONCRETE B	0	100	0	0	1,484.00	SF	5.20	5.20	100	2000	2000	3	79	6,096	
2	0462	ST/AL FNC	0	100	95	0	380.00	SF	10.00	10.00	100	2012	2012	3	68	2,584	
3	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2012	2012	3	83	498	

LAND DESCRIPTION

TOTAL OB/XF 9,178

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	000133	C	SFR LAKE	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.10	75,000.00	82,500.00	82,500							

REVIEW DATE 07/06/2020 BY KWA Total Acres: 0.00 Total Land Value: 82,500 Market: 0 Agricultural: 0 Common: 82,500 PRINTED 08/06/2024 BY SYS