LOT 101
OTTER RUN PB 5/156

SNYDER GLORIA BEALE & RUSSELL DONZELL
4450 CLEVELAND HWY
COHUTTA, GA 30710

2024

40-2N-28-1590-0101-0000

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	14	CARPET 80
Interior Floo	11	CLAY TILE 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

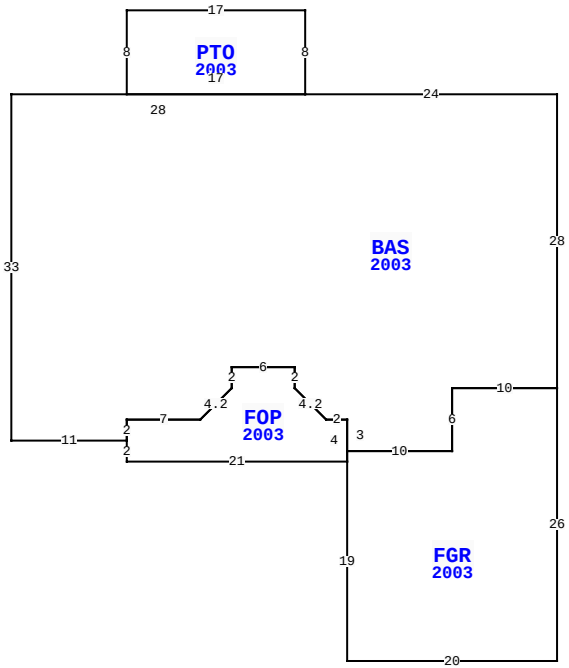
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4013.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,595	100	1,595	198,013
FGR	460	55	253	31,409
FOP	123	30	37	4,594
PTO	136	5	7	869
TOTALS	2,314		1,892	234,884

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,892	110.3480	137.94	260,982	2003	2003	0	0	0	10.00	90.00

1 SNGL FAM – 0% - 0 Heated Area: 1595 HX Base Yr



95124 PALMETTO TRL, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	234,884
TOTAL MARKET OB/XF VALUE	6,459
TOTAL LAND VALUE - MARKET	82,500
TOTAL MARKET VALUE	323,843
SOH/AGL Deduction	47,566
ASSESSED VALUE	276,277
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	276,277
TOTAL JUST VALUE	323,843
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	302,194

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0310742	NEW CONSTR	122,308	01/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2647/836	4/10/2023	SW	U	I	16	52,000
GRANTOR: BEALE GLORIA D						
GRANTEE: SNYDER GLORIA BEALE						
1988/1672	6/29/2015	WD	Q	I	01	150,000
GRANTOR: MCMILLAN PATRICIA A						
GRANTEE: BEALE JAMES W SR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W24 PTO=[YR=2003] N8 W17 S8 E17 $ W28 S33 E11
FOP=[YR=2003] S2 E21 FGR=[YR=2003] S19 E20 N26 W10 S6 W10
S1 $ N4 W2 U3 L3 N2 W6 S2 L3 D3 W7 S2 $ N2 E7 U3 R3 N2
E6 S2 R3 D3 E2 S3 E10 N6E10 N28 $.

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	0	0	0	791.00	SF	5.20	5.20	100	2003	2003	3	83	3,414	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	87	3,045	

LAND DESCRIPTION

TOTAL OB/XF 6,459

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	0		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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 82,500 Market: 0 Agricultural: 0 Common: 82,500 PRINTED 08/06/2024 BY SYS