

LOT 104
IN OR 689 PG 103
OTTER RUN PB 5/156

PEEPLES DAVID D & BRENDA J
95044 PALMETTO TRAIL
FERNANDINA BEACH, FL 32034

2024

40-2N-28-1590-0104-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 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

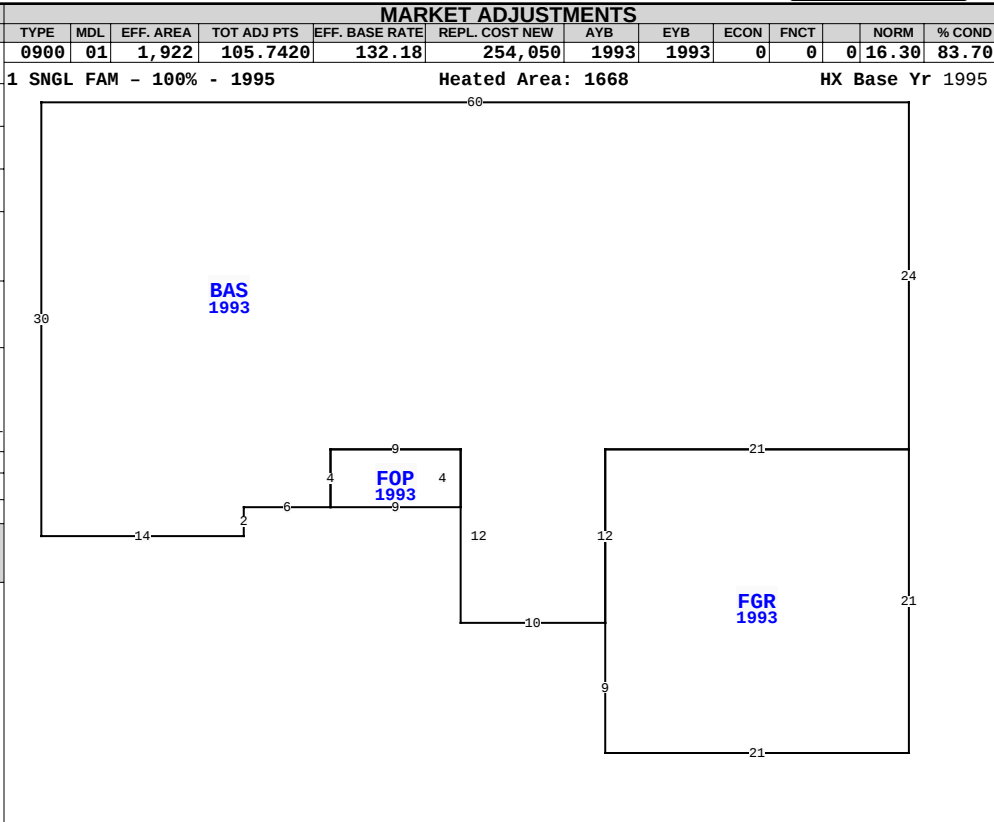
MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4013.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,668	100	1,668	184,538
FGR	441	55	243	26,884
FOP	36	30	11	1,217

TOTALS	2,145		1,922	212,640
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	855.00	SF	5.20
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00



95044 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
1	0811	CONCRETE B	0	100	0	0	855.00	SF	5.20	5.20	100	1993	1993	3	66	2,934	
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	

LAND DESCRIPTION										TOTAL OB/XF							
										5,524							

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
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

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE					212,640
TOTAL MARKET OB/XF VALUE					5,524
TOTAL LAND VALUE - MARKET					82,500
TOTAL MARKET VALUE					300,664
SOH/AGL Deduction					165,072
ASSESSED VALUE					135,592
TOTAL EXEMPTION VALUE		HX HB			50,000
BASE TAXABLE VALUE					85,592
TOTAL JUST VALUE					300,664
NCON VALUE					0
INCOME VALUE					
PREVIOUS YEAR MKT VALUE					281,347

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1313326	ROOF	10,800	01/01/2013
350	NEW CONSTR	64,729	07/01/1993

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0689/0103	9/27/1993	WD	Q	I		106,200	
GRANTOR: TREVETT HOMES INC							
GRANTEE: PEEPLES DAVID & B J							
0684/1370	7/13/1993	WD	Q	V		20,000	
GRANTOR: OTTER RUN PARTNSHIP							
GRANTEE: PEEPLES DAVID & B							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W60 S30 E14 N2 E6 FOP=[YR=1993] E9 N4 W9 S4\$ N4 E9 S12 E10 FGR=[YR=1993] S9 E21 N21 W21 S12 \$ N12 E21 N24\$.									