

PT MAGGARET O'NEIL GRANT
SEC 46-3N-28E IN OR 1869/374
(EX ESMT IN OR 1823/260)

PORTER GENE E & NNCI L
96300 PALM BLUFF DR
FERNANDINA BEACH, FL 32034

2024

46-3N-28-0000-0002-0220



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	3.	100
Units	0	100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		04
NEIGHBORHOOD/LOC	4020.00	

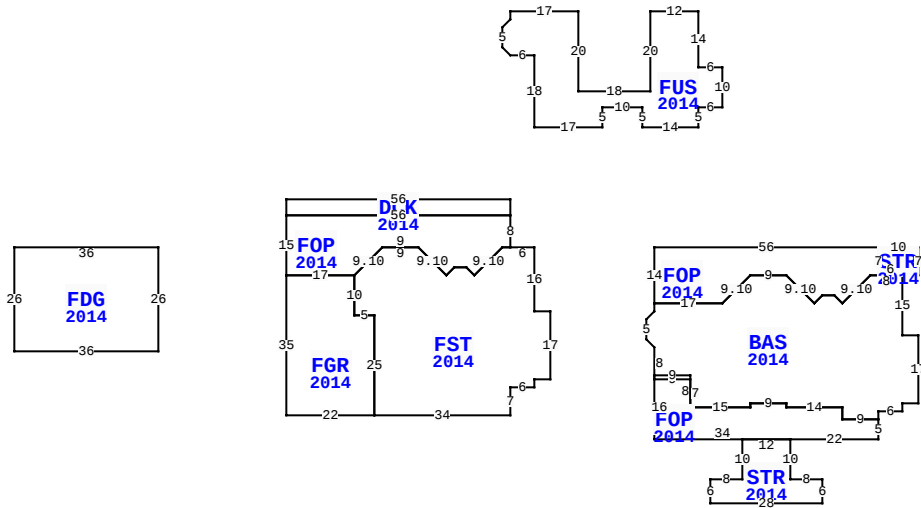
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,858	100	1,858	332,264
DK	224	10	22	3,934
FDG	936	60	562	100,501
FGR	720	55	396	70,816
FOP	502	30	151	27,003
FOP	624	30	187	33,441
FOP	680	30	204	36,481
FST	1,679	55	923	165,059
FUS	919	100	919	164,343
STR	70	10	7	1,252
TOTALS	8,500		5,258	940,282

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0810	CONCRETE A	0 100	3	39	117.00	SF	6.50	
3	0510	GARAGE WD-	0 100	32	36	1,152.00	SF	35.00	
4	0857	SANDSTONE/	0 100	0	0	964.00	SF	16.00	
5	0861	POOL GUNIT	0 100	0	0	840.00	SF	85.00	
6	0855	CONC PAVER	0 100	0	0	4,672.00	SF	10.00	
7	0462	ST/AL FNC	0 100	0	0	1,296.00	SF	10.00	
8	0300	BOAT DCK W	0 100	0	0	2,410.00	SF	40.00	
9	0302	FLT DOCK C	0 100	24	10	240.00	SF	0.50	
10	0311	WD GANG WY	0 100	0	0	20.00	SF	0.45	

** This building has 11 Sub-Areas

96300 PALM BLUFF DR, FERNANDINA BEACH

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	5,258	124.1888	186.28	979,460	2014	2014	0	0	4.00	96.00
1 SFR CUST - 100% - 2015											
Heated Area: 2777											
HX Base Yr 2015											



BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/05/2023
INC DATE		AG DATE	MLU

NASSAU COUNTY PROPERTY				PAGE 1 of 2	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				940,282	
TOTAL MARKET OB/XF VALUE				221,013	
TOTAL LAND VALUE - MARKET				525,088	
TOTAL MARKET VALUE				1,686,383	
SOH/AGL Deduction				768,098	
ASSESSED VALUE				918,285	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				868,285	
TOTAL JUST VALUE				1,686,383	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				1,350,626	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327333	C0 ISSUED	0	06/23/2014
B1428808	26X36 SHED	39,761	05/01/2014
B1428485	SWIM POOL	28,000	03/01/2014
B1428209	GARAGE	48,453	01/01/2014
E1326334	NEW CONSTR	0	07/01/2013
B1327333	NEW CONSTR	436,049	06/01/2013

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1869/0374	7/17/2013	WD U	V	11	100
GRANTOR: MULRAIN MARK A					
GRANTEE: PORTER GENE E & NAN					
1778/1671	12/14/2011	WD U	V	11	100
GRANTOR: MULRAIN MARK A					
GRANTEE: PORTER GENE E & NAN					

BUILDING NOTES									
FST=[YR=2014] W6 FOP=[YR=2014] N8 DCK=[YR=2014] N4 W56 S4 E56 \$ W56 S15 FGR=[YR=2014] S35 E22 N25 W5 N10 W17 \$ E17 U7 R7 E9 D7 R7 U2 R2 E3 D2 R2 U7 R7 E2 \$ W2 D7 L7 U2 L2 W3 D2 L2 U7 L7 W9 D7 L7 S10 E5 S25 E34 N7 E6 N2 E4 N17 W4 N16 \$ PTR= E30 FOP=[YR=2014] E56 STR=[YR=2014] E10 S7 W4 BAS=[YR=2014] S15 E4 S17 W4 S2 W6 S2 FOP=[YR=2014] S5 W22 STR=[YR=2014] S10 E8 S6 W28 N6 E8 N10 E12 \$ W34 N16 E9 S8 E15 N1 E9 S1 E14 S3 E9 \$ W9 N3 W14 N1 W9 S1 W15 N7 W9 N8 U2 L2 N5 U2 R2 N2 E17 U7 R7 E9 D7 R7 U2 R2 E3 D2 R2 U7 R7 E8 \$ W6 N7 \$ S7 W2 D7 L7 U2 L2 W3 D2 L2 U7 L7 W9 D7 L7 W17 N14 \$ W30 \$ PTR= N30 FUS=[YR=2014] N18 W6 U2 L2 N5 U2 R2 N2 E17 S20 E18 N20 E12 S14 E6 S10 W6 S5 W14 N5									

LAND DESCRIPTION										TOTAL OB/XF										214,958									
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	000130	C	SFR WATER	100	0003	RSF-1	0.00	0.00	3.53	AC		1.00	1.00	0.85	175,000.00	148,750.00	525,088												
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