LOT 14 (EX S-1)
IN OR 1113/1745
PALM BLUFF SUB PB 6/6-7

VINING DAVID & AMY
96246 PALM BLUFF DRIVE
FERNANDINA BEACH, FL 32034

2024

46-3N-28-560P-0014-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

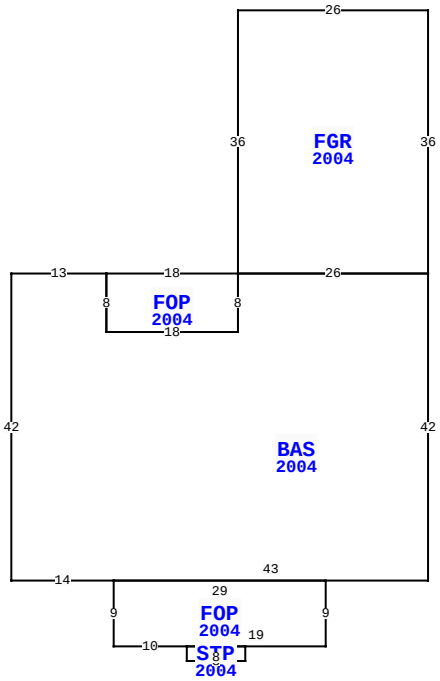
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4023.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,250	100	2,250	334,744
FGR	936	55	515	76,619
FOP	144	30	43	6,397
FOP	261	30	78	11,605
STP	16	10	2	297
TOTALS	3,607		2,888	429,662

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,888	108.3726	162.56	469,473	2004	2006	0	0	0	8.48	91.52

1 SFR CUST – 100% - 2005 Heated Area: 2250 HX Base Yr 2005



96246 PALM BLUFF DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		429,662
TOTAL MARKET OB/XF VALUE		32,968
TOTAL LAND VALUE - MARKET		123,500
TOTAL MARKET VALUE		586,130
SOH/AGL Deduction		314,441
ASSESSED VALUE		271,689
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		221,689
TOTAL JUST VALUE		586,130
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		548,499

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2007670	REPAIR/RRF	0	09/01/2020
B0412371	NEW CONSTR	0	01/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1113/1745	2/13/2003	WD	Q	V		54,000

GRANTOR: ALLISON LANDS INC

GRANTEE: VINING DAVID & AMY

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2004] W26 S36 FOP=[YR=2004] W18 BAS=[YR=2004] W13 S42 E14 FOP=[YR=2004] S9 E10 STP=[YR=2004] S2 E8 N2 W8$ E19 N9 W29$ E43 N42 W26 S8 W18 N8$ S8 E18 N8$ E26 N36$.

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	1127	BRICK 8"	0	100	13	4	52.00	SF	11.00	11.00	100	2004	2004	3	96	549	
2	0812	CONCRETE C	0	100	0	0	3,672.00	SF	4.00	4.00	100	2004	2004	3	84	12,338	
3	0510	GARAGE WD-	0	100	22	32	704.00	SF	35.00	35.00	100	2014	2014	3	75	18,480	
4	0811	CONCRETE B	0	100	18	18	324.00	SF	5.20	5.20	100	2014	2014	3	95	1,601	

LAND DESCRIPTION

TOTAL OB/XF 32,968

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	0.95	130,000.00	123,500.00	123,500							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 123,500 Market: 0 Agricultural: 0 Common: 123,500 PRINTED 08/06/2024 BY SYS