

LOT 19
IN OR 2194/1573
PALM BLUFF SUB PB 6/6-7

SIMPSON KIMBERLY & SHELLY C JR
96102 PALM BLUFF DR
FERNANDINA BEACH, FL 32034

2024

46-3N-28-560P-0019-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,468	100	1,468	233,471
FGR	624	55	343	54,551
FOP	228	30	68	10,815
FSP	208	40	83	13,201
FUS	396	100	396	62,980

TOTALS 2,924 2,358 375,017

EXTRA FEATURES

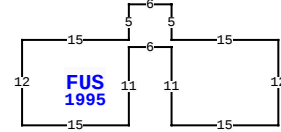
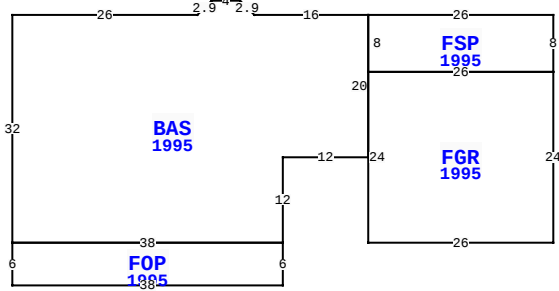
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1995	1995	3	77	1,540	
2	0811	CONCRETE B	0 100	0	0	650.00	SF	5.20	5.20	100	1995	1995	3	70	2,366	
3	0812	CONCRETE C	0 100	0	0	1,888.00	SF	4.00	4.00	100	1996	1996	3	72	5,437	
4	0810	CONCRETE A	0 100	20	2	40.00	SF	6.50	6.50	100	1996	1996	3	72	187	
5	0866	POOL FIBER	0 100	33	13	429.00	SF	72.00	72.00	100	2020	2020	3	90	27,799	
6	0855	CONC PAVER	0 100	0	0	1,281.00	SF	10.00	10.00	100	2020	2020	3	99	12,682	
7	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2020	2020	3	90	1,800	

LAND DESCRIPTION

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	000100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	130,000.00	130,000.00	130,000							

REVIEW DATE 03/04/2021 BY NW

MARKET ADJUSTMENTS													EYB		ECON		FNCT		NORM		% COND	
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB																
0500	01	2,358	119.4669	179.20	422,554	1995							2000		0		0		11.25		88.75	
1 SFR CUST - 100% - 2024													Heated Area: 1864									
													HX Base Yr									



NASSAU COUNTY PROPERTY

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		375,017
TOTAL MARKET OB/XF VALUE		51,811
TOTAL LAND VALUE - MARKET		130,000
TOTAL MARKET VALUE		556,828
SOH/AGL Deduction		0
ASSESSED VALUE		556,828
TOTAL EXEMPTION VALUE	13	556,828
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		556,828
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		438,894

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2006456	SWIM POOL	69,000	09/01/2020
B1709523	DEMOLITION	1,950	10/26/2017
985013	XFOB	6,000	05/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2194/1573	5/01/2018	WD	Q	I	01	310,000
GRANTOR: HORNE FAMILY REV LIV						
GRANTEE: SIMPSON KIMBERLY A						
0930/1540	5/03/2000	WD	U	I	01	100
GRANTOR: HORNE BENNIE & JANICE						
GRANTEE: HORNE BENNIE H & JA						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=1995] W26 BAS=[YR=1995] W16 U2 L2 W4 D2 L2 W26
S32 FOP=[YR=1995] S6 E38 N6 W38 \$ E38 N12 E12 N20 \$ S8
FGR=[YR=1995] S24 E26 N24 W26 \$ E26 N8 \$ PTR= E15
FUS=[YR=1995] E15 N5 E6 S5 E15 S12 W15 N11 W6 S11 W15 N12 \$ W15 \$.

96102 PALM BLUFF DR, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

TOTAL OB/XF 51,811

Total Acres: 0.00 Total Land Value: 130,000

Market: 0

Agricultural: 0

Common: 130,000

PRINTED 08/06/2024 BY SYS