LOT 21
IN OR 2071/94
PALM BLUFF SUB PB 6/6-7

FOX BARRY
96048 PALM BLUFF DRIVE
FERNANDINA BEACH, FL 32034

2024

46-3N-28-560P-0021-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

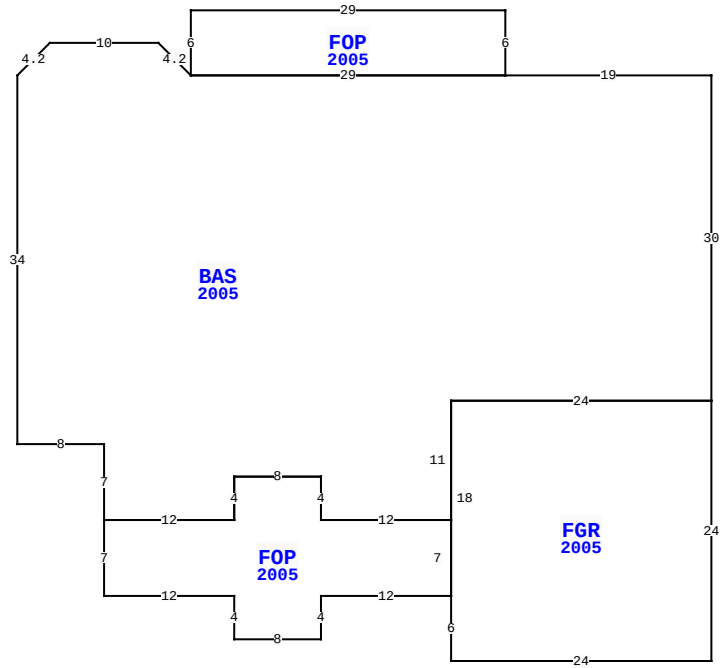
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	2,311	100	2,311	373,102
FGR	576	55	317	51,178
FOP	174	30	52	8,395
FOP	288	30	86	13,885
TOTALS	3,349		2,766	446,561

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,766	115.1136	172.67	477,605	2005	2010	0	0	0	6.50	93.50

1 SFR CUST – 100% - 2018 Heated Area: 2311 HX Base Yr 2018



96048 PALM BLUFF DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		487,148
TOTAL MARKET OB/XF VALUE		30,190
TOTAL LAND VALUE - MARKET		130,000
TOTAL MARKET VALUE		647,338
SOH/AGL Deduction		275,155
ASSESSED VALUE		372,183
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		322,183
TOTAL JUST VALUE		647,338
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		608,766

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2008555	REPAIR/RRF	39,271	10/01/2020
B17843	SHED	30,000	05/01/2006
R09345	REPAIR/RRF	3,000	05/01/2006
B17844	N	16,000	05/01/2006
B13543	NEW CONSTR	0	12/01/2004
M0409061	H/AC	0	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2071/0094	9/12/2016	CT	U	I	18	249,400
GRANTOR: CLERK OF COURT						
GRANTEE: FOX BARRY						
1808/0034	8/17/2012	WD	U	I	11	100
GRANTOR: FOUR GUYS OF NASSAU C						
GRANTEE: ANDERSON TOMMY E &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W19 FOP=[YR=2005] N6 W29 S6 E29$ W29 U3 L3 W10 D3 L3 S34 E8 S7 FOP=[YR=2005] S7 E12 S4 E8 N4 E12FGR=[YR=2005] S6 E24 N24 W24 S18$ N7W12 N4 W8 S4 W12$ E12 N4 E8 S4E12 N11 E24 N30$.

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	0812	CONCRETE C	0	100	0	0	3,688.00	SF	4.00	4.00	100	2005	2005	3	86	12,687	
2	0845	KOOL DECK	0	100	0	0	1,400.00	SF	7.25	7.25	100	2005	2005	3	86	8,729	
3	0462	ST/AL FNC	0	100	150	5	750.00	SF	10.00	10.00	100	2005	2005	3	40	3,000	
4	0463	FENCE GATE	0	100	0	0	3.00	UT	300.00	300.00	100	2017	2017	3	92	828	
5	1241	WD DECK G	0	100	32	16	512.00	UT	11.50	11.50	100	2017	2017	3	84	4,946	

LAND DESCRIPTION

TOTAL OB/XF 30,190

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	1.00	130,000.00	130,000.00	130,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 130,000 Market: 0 Agricultural: 0 Common: 130,000 PRINTED 08/06/2024 BY SYS

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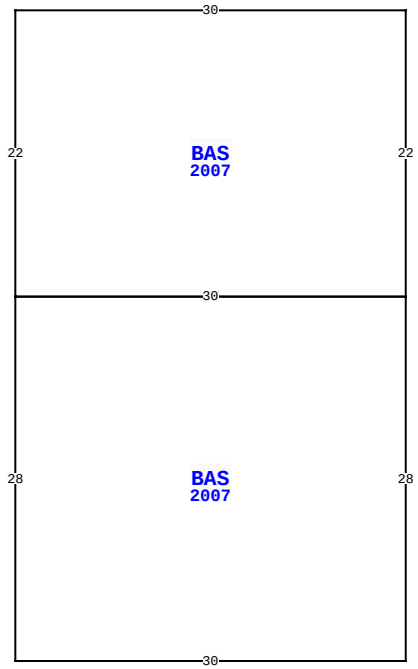
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 50
Interior Wall	07	NONE 50
Interior Floo	03	CONC FINSH 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	660	100	660	17,858
BAS	840	100	840	22,729
TOTALS	1,500		1,500	40,587

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,500	99.1185	34.69	52,035	2007	2007	0	0	0	22.00	78.00

2 GARAGE RES – 100% - 2018 Heated Area: 1500 HX Base Yr 2018



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GRANTOR: FOUR GUYS OF NASSAU C						
GRANTEE: ANDERSON TOMMY E &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W30 S22 BAS=[YR=2007] S28 E30 N28 W30$ E30 N22$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 130,000 Market: 0 Agricultural: 0 Common: 130,000 PRINTED 08/06/2024 BY SYS