

LOT 22
IN OR 1253/1664
PALM BLUFF SUB PB 6/6-7

BAKER JOSH & TIFFANY
96020 PALM BLUFF DR
FERNANDINA BEACH, FL 32034

2024

46-3N-28-560P-0022-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 60
Interior Wall	06	CUST PANEL 40
Interior Floo	11	CLAY TILE 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
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
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NEIGHBORHOOD/LOC	4023.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,717	100	2,717	405,008
FGR	1,110	55	610	90,930
FOP	65	30	20	2,981
FOP	296	30	89	13,266
FUS	1,395	100	1,395	207,945

TOTALS	5,583		4,831	720,131
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EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0812	CONCRETE C	0	100	0	0	3,978.00	SF	4.00	4.00
2	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00	3,500.00
3	1127	BRICK 8"	0	100	0	0	68.00	SF	11.00	11.00
4	0861	POOL GUNIT	0	100	0	0	548.00	SF	85.00	85.00
5	0911	SCRN RM A	0	100	30	45	1,350.00	SF	17.50	17.50
6	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00
7	0855	CONC PAVER	0	100	0	0	883.00	SF	10.00	10.00

LAND DESCRIPTION										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	000100	C	SFR	100	0006	RSF-1	0.00	0.00	1.00	LT

REVIEW DATE	06/03/2024	BY	KBA
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TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	4,831	111.9720	167.96	811,415	2006	2008	0	0	0	11.25
1 SFR CUST - 100% - 2007											
Heated Area: 4112											
HX Base Yr 2007											

96020 PALM BLUFF DR, FERNANDINA BEACH											
TOTAL OB/XF 67,925											

LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
130,000							

Total Acres: 0.00	Total Land Value: 130,000	Market: 0	Agricultural: 0	Common: 130,000
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		720,131	
TOTAL MARKET OB/XF VALUE		67,925	
TOTAL LAND VALUE - MARKET		130,000	
TOTAL MARKET VALUE		918,056	
SOH/AGL Deduction		484,293	
ASSESSED VALUE		433,763	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		383,763	
TOTAL JUST VALUE		918,056	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		891,243	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2012291	ROOF	2,175	12/10/2020
B23387	XFOB	26,704	03/01/2010
B23195	SWIM POOL	31,400	01/01/2010
M11251	MECH OTHER	0	03/01/2006
E16568	ELEC OTHER	1,000	01/01/2006
E16462	ELEC OTHER	0	12/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1808/0037	8/17/2012	WD	U	I	11	100
GRANTOR: FOUR GUYS OF NASSAU C						
GRANTEE: BAKER JOSH & TIFFAN						
1794/0688	3/21/2012	WD	U	I	11	100
GRANTOR: BAKER JOHN GARY & ANN						
GRANTEE: FOUR GUYS OF NASSAU						

BUILDING NOTES										
BAS=[YR=2006] W20 FOP=[YR=2006] W12 S9 W13 S8 E19 U4 R6 N13 \$ S13 D4 L6 W19 N9 W17 S14 W5 S18 D2 L2 S4 D3 R3 E4 U2 R2 E8 S6 E3 S1 E8 N1 E2 S1 FOP=[YR=2006] S5 E13 N5 W13 \$ E13 N1 E1 S1 E8 N1 E2 FGR=[YR=2006] S18 E22 N27 E12 N27 W19 S26 W9 S2 W6 S8 \$ N8 E6 N2 E9 N43 \$ PTR= E40 FUS=[YR=2006] E58 S17 W5 S25 W13 N22 W4 S4 W13 N18 W10 S18 W13 N24 \$ W40 \$.										

BUILDING DIMENSIONS										
BAS=[YR=2006] W20 FOP=[YR=2006] W12 S9 W13 S8 E19 U4 R6 N13 \$ S13 D4 L6 W19 N9 W17 S14 W5 S18 D2 L2 S4 D3 R3 E4 U2 R2 E8 S6 E3 S1 E8 N1 E2 S1 FOP=[YR=2006] S5 E13 N5 W13 \$ E13 N1 E1 S1 E8 N1 E2 FGR=[YR=2006] S18 E22 N27 E12 N27 W19 S26 W9 S2 W6 S8 \$ N8 E6 N2 E9 N43 \$ PTR= E40 FUS=[YR=2006] E58 S17 W5 S25 W13 N22 W4 S4 W13 N18 W10 S18 W13 N24 \$ W40 \$.										

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