

LOT 52
IN OR 482 PG 763
FLORENCE POINT PB 4/109 & 110

PALMISANO LAURA J TRIMMEL
5338 GREAT OAK COURT
FERNANDINA BEACH, FL 32034

2025

00-00-30-0250-0052-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3035.00	

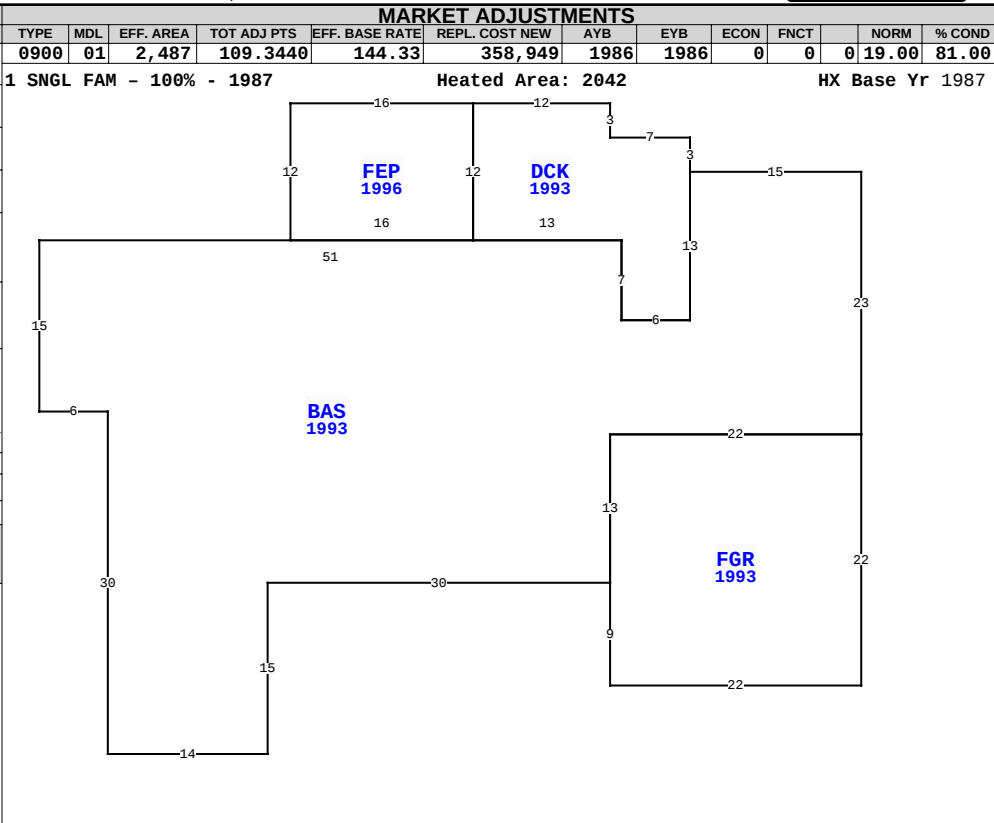
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,042	100	1993	2,042	238,725
DCK	249	10	1993	25	2,922
FEP	192	80	1996	154	18,004
FGR	484	55	1993	266	31,098

TOTALS	2,967			2,487	290,749
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0811	CONCRETE B	0	100	31	3	93.00	SF	5.20
3	0811	CONCRETE B	0	100	32	17	544.00	SF	5.20
4	0940	SHEDS/PORT	0	100	12	12	144.00	SF	30.00

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

REVIEW DATE	01/31/2024	BY	KBA
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BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/18/2024
INC DATE		AG DATE	MLU

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	58	2,030	
2	0811	CONCRETE B	0	100	31	3	93.00	SF	5.20	5.20	100	1986	1986	3	47	227	
3	0811	CONCRETE B	0	100	32	17	544.00	SF	5.20	5.20	100	1986	1986	3	47	1,330	
4	0940	SHEDS/PORT	0	100	12	12	144.00	SF	30.00	30.00	100	2000	2000	3	20	864	

TOTAL OB/XF													4,451	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE			
RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	350,000.00	350,000.00	350,000			

Total Acres:	0.00	Total Land Value:	350,000	Market:	0	Agricultural:	0	Common:	350,000
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NASSAU COUNTY PROPERTY										PAGE 1 of 1									
VALUATION SUMMARY										STANDARD									
VALUATION BY										Tax Group: 8									
BUILDING MARKET VALUE										Tax Dist:									
TOTAL MARKET OB/XF VALUE										290,749									
TOTAL LAND VALUE - MARKET										350,000									
TOTAL MARKET VALUE										645,200									
SOH/AGL Deduction										436,428									
ASSESSED VALUE										208,772									
TOTAL EXEMPTION VALUE										HX HB 50,722									
BASE TAXABLE VALUE										158,050									
TOTAL JUST VALUE										645,200									
NCON VALUE										0									
INCOME VALUE																			
PREVIOUS YEAR MKT VALUE										638,439									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9602862	REMODEL	9,300	04/01/1996
8404	ADDITION	14,315	09/29/1992

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0461/0059	7/01/1985	WD	Q	V		22,000	
GRANTOR:							
GRANTEE:							
0345/0602	9/01/1981	WD	Q	V		16,000	
GRANTOR:							
GRANTEE:							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W15 DCK=[YR=1993] N3 W7 N3 W12 FEP=[YR=1996] W16 S12 E16 N12 \$ S12 E13 S7 E6 N13 \$ S13 W6 N7 W51 S15 E6 S30 E14 N15 E30 FGR=[YR=1993] S9 E22 N22 W22 S13 \$ N13 E22 N23 \$.									