BLOCK F LOT 5
OAK GROVE UNIT 2 PB 2/60

OTTS MICHELLE LEE
1951 PALM DR
FERNANDINA BEACH, FL 32034

2025

00-00-30-042C-000F-0050

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

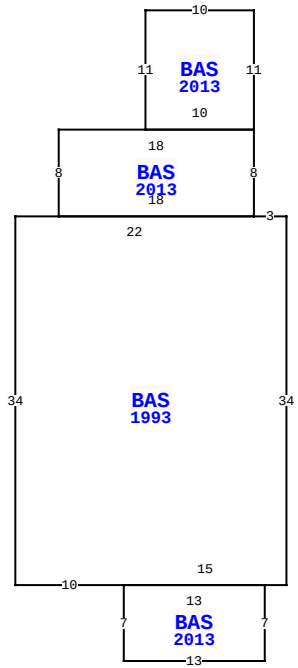
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2018.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	850	100	1993	850	119,699
BAS	91	100	2013	91	12,815
BAS	110	100	2013	110	15,490
BAS	144	100	2013	144	20,279
TOTALS	1,195			1,195	168,282

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,195	113.4889	149.81	179,023	1949	2016	0	0	0	6.00	94.00

1 SNGL FAM – 100% - 2022 Heated Area: 1195 HX Base Yr 2022



1951 PALM DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		168,282
TOTAL MARKET OB/XF VALUE		3,174
TOTAL LAND VALUE - MARKET		162,500
TOTAL MARKET VALUE		333,956
SOH/AGL Deduction		15,060
ASSESSED VALUE		318,896
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		268,174
TOTAL JUST VALUE		333,956
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		326,297

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1213206	REROOF SFR	5,700	11/01/2012
6133	CHNGE SRVC	350	08/14/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2427/0158	1/21/2021	WD	Q	I	01	340,000
GRANTOR: WALLS JAMES & JANICE						
GRANTEE: OTTS MICHELLE LEE						
2394/0973	9/21/2020	WD	Q	I	01	182,500
GRANTOR: GOLDEN SHIRLEY D L/E						
GRANTEE: WALLS JAMES & JANIC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W3 BAS=[YR=2013] N8 BAS=[YR=2013] N11 W10 S11 E10$ W18 S8 E18$ W22 S34 E10 BAS=[YR=2013] S7 E13 N7 W13$ E15 N34$.

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	0510	GARAGE WD-	0	100	21	14	294.00	SF	35.00	35.00	100	1949	1949	3	20	2,058	
2	0940	SHEDS/PORT	0	100	15	10	150.00	SF	30.00	30.00	100	1949	1949	3	20	900	
3	0940	SHEDS/PORT	0	100	6	6	36.00	SF	30.00	30.00	100	1982	1982	3	20	216	

LAND DESCRIPTION

TOTAL OB/XF 3,174

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	RES	100		RSF-	2100.00	150.00	100.00	FF		1.00	1.00	1.25	1,300.00	1,625.00	162,500							

REVIEW DATE 03/15/2021 BY RK Total Acres: 0.00 Total Land Value: 162,500 Market: 0 Agricultural: 0 Common: 162,500 PRINTED 07/30/2025 BY SYS