

BLOCK 28 LOTS 14 & 15
IN OR 1945/637
CITY OF FDNA BEACH

PALMISANO P ANDREW/
5338 GREAT OAK CT
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0028-0140

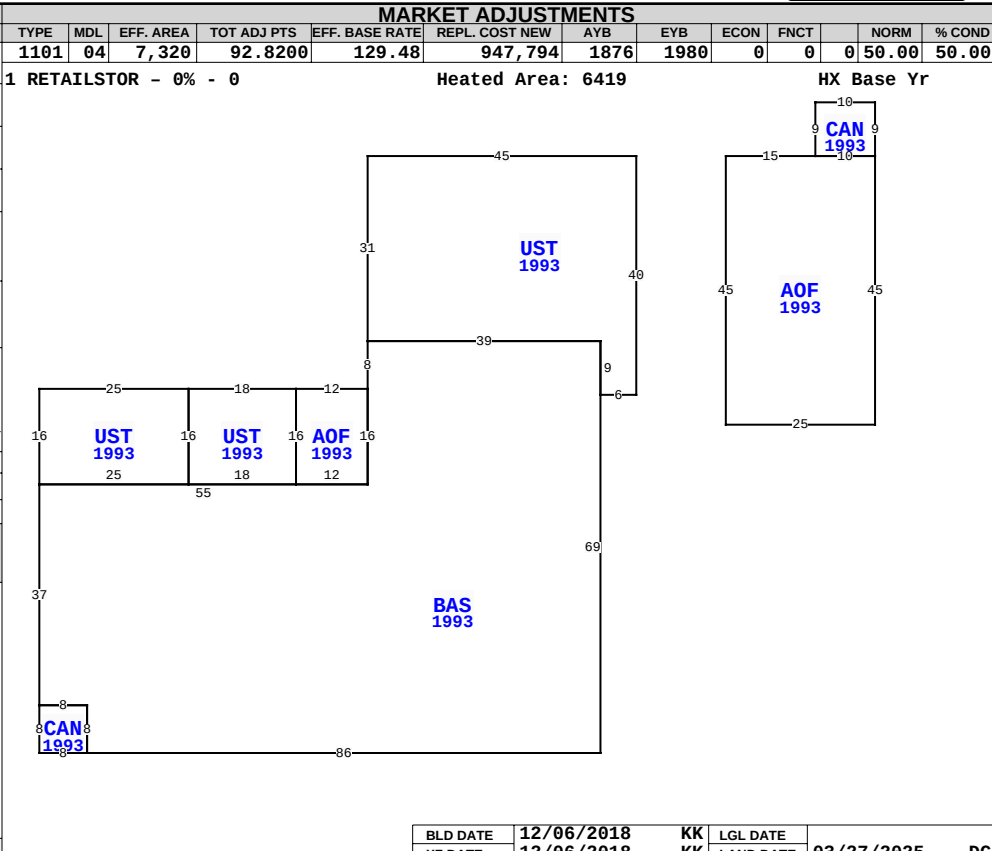


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	15	CONC BLOCK 30
Roof Structure	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	04	PLYWOOD 70
Interior Wall	01	MINIMUM 30
Interior Floor	03	CONC FINSH 60
Interior Floor	14	CARPET 40
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures	20	100
Frame	03	MASONRY 100
Story Height	13	100
RMS	8	100
Stories	2.	2. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Quackancy	00	ONE1190Level 03
DOR CODE	1200	STORE/OFFICE/RESID
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	192	100	1993	192	12,430
AOF	1,125	100	1993	1,125	72,833
BAS	5,102	100	1993	5,102	330,304
CAN	64	30	1993	19	1,230
CAN	90	30	1993	27	1,748
UST	288	40	1993	115	7,445
UST	400	40	1993	160	10,359
UST	1,449	40	1993	580	37,549
TOTALS	8,710			7,320	473,897

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	0	25	4	100.00	SF	6.50	6.50	338
2	0810	CONCRETE A	0	0	0	0	360.00	SF	6.50	6.50	1,217
3	0424	CL FNC 6'	0	0	0	0	24.00	LF	20.00	20.00	115
4	0810	CONCRETE A	0	0	0	0	236.00	SF	6.50	6.50	307
5	1241	WD DECK G	0	0	23	4	92.00	UT	11.50	11.50	212
6	1241	WD DECK G	0	0	11	4	44.00	UT	11.50	11.50	142
7	6001	ROLLUP DR	0	0	0	0	1.00	UT	400.00	400.00	80
8	0422	CL FNC 4'	0	0	0	0	55.00	LF	15.00	15.00	165

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	001200	C	STORE COMB	0	0003	C-3	100.00	100.00	10,000.00	SF	



BLD DATE	12/06/2018	KK	LGL DATE	
XF DATE	12/06/2018	KK	LAND DATE	03/27/2025
INC DATE			AG DATE	DC

TOTAL OB/XF											
TOTAL OB/XF	2,576										

NASSAU COUNTY PROPERTY		PAGE 1 of 2	2
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			594,959
TOTAL MARKET OB/XF VALUE			2,576
TOTAL LAND VALUE - MARKET			550,000
TOTAL MARKET VALUE			1,147,535
SOH/AGL Deduction			156,782
ASSESSED VALUE			990,753
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			990,753
TOTAL JUST VALUE			1,147,535
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,051,763

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20150739	REPAIR/RRF	21,000	04/08/2015
20140088	H/AC	5,000	01/14/2014
20102049	REPAIR/RRF	500	12/01/2010
20090829	H/AC	3,500	06/29/2009
20090221	ELEC OTHER	2,000	02/18/2009
20051859	REPAIR/RRF	12,000	05/27/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1945/0637	10/29/2014	PR U	I	19		100	
GRANTOR: ISBELL WENDY LEE P/R							
GRANTEE: PALMISANO P ANDREW							
0376/0323	1/01/1983	WD Q	I			120,000	
GRANTOR:							
GRANTEE:							

BUILDING NOTES											
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BUILDING DIMENSIONS											
UST=[YR=1993] W45 S31 BAS=[YR=1993] S8 AOF=[YR=1993] W12											
UST=[YR=1993] W18 UST=[YR=1993] W25 S16 E25 N16 \$ S16 E18											
N16 \$ S16 E12 N16 \$ S16 W55 S37 CAN=[YR=1993] S8 E8 N8 W8 \$											
E8 S8 E86 N69 W39 \$ E39 S9 E6 N40 \$ PTR= E15 AOF=[YR=1993]											
E15 CAN=[YR=1993] N9 E10 S9 W10 \$ E10 S45 W25 N45 \$ W15 \$.											

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