LOT 37
OTTER RUN PB 5/156

HOBBS DORIS LYNN & TERENCE H
95259 PALMETTO TRL
FERNANDINA BEACH, FL 32034

2025

40-2N-28-1590-0037-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

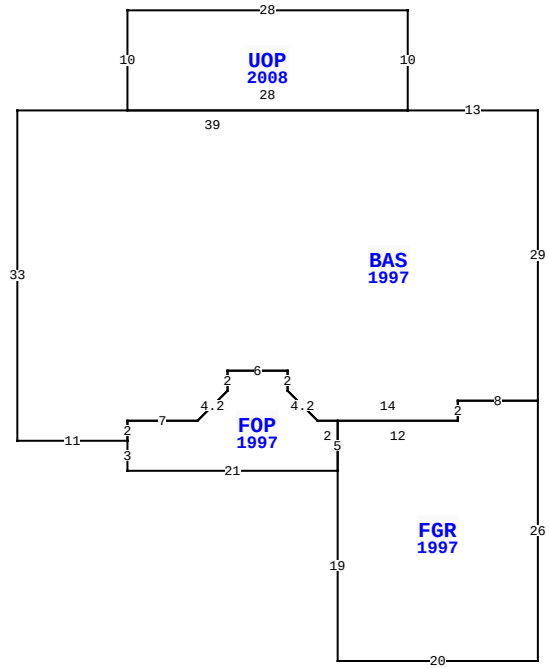
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 80
Interior Wall	08	DECORATIVE 20
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4013.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,579	100	1997	1,579	257,833
FGR	496	55	1997	273	44,578
FOP	144	30	1997	43	7,022
UOP	280	20	2008	56	9,144
TOTALS	2,499			1,951	318,576

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,951	132.3000	174.64	340,723	1997	2010	0	0	0	6.50	93.50

1 SNGL FAM – 100% - 2021 Heated Area: 1579 HX Base Yr 2021



95259 PALMETTO TRL, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/24/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		318,576
TOTAL MARKET OB/XF VALUE		23,198
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		426,774
SOH/AGL Deduction		181,244
ASSESSED VALUE		245,530
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		194,808
TOTAL JUST VALUE		426,774
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		401,979

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531071	CARPORT	9,535	09/01/2015
B13137	RE-ROOF	6,500	09/03/2012
963330	NEW CONSTR	63,018	10/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2399/0667	10/02/2020	WD	Q	I	01	315,000
GRANTOR: HART PHILIP DOUGLAS &						
GRANTEE: HOBBS DORIS LYNN &						
2057/0745	6/15/2016	WD	Q	I	01	230,000
GRANTOR: CAIRL RICHARD E & JOY						
GRANTEE: HART PHILIP DOUGLAS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W13 UOP=[YR=2008] N10 W28 S10 E28$ W39 S33 E11 FOP=[YR=1997] S3 E21 FGR=[YR=1997] S19 E20 N26 W8 S2 W12 S5$ N5 W2 U3 L3 N2 W6 S2 L3 D3 W7 S2$ N2 E7 U3 R3 N2 E6 S2 D3 R3 E14 N2 E8 N29$.

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	0811	CONCRETE B	0	100	0	0	981.00	SF	5.20	5.20	100	1997	1997	3	72	3,673	
2	0525	GAZEBO	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2012	2012	3	64	3,200	
3	0812	CONCRETE C	0	100	0	0	1,085.00	SF	4.00	4.00	100	2016	2016	3	95	4,123	
4	0351	CARPORT MT	0	100	14	11	154.00	SF	10.00	10.00	100	2016	2016	3	70	1,078	
5	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1997	1997	3	79	1,580	
6	0476	VF 6 SBPL	0	100	0	0	307.00	LF	32.00	32.00	100	2016	2016	3	89	8,743	
7	0470	VNYL GATE	0	100	0	0	3.00	UT	300.00	300.00	100	2016	2016	3	89	801	

LAND DESCRIPTION

TOTAL OB/XF 23,198

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	0003	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS