

LOT 38
IN OR 1677/389
OTTER RUN PB 5/156

MCMULLEN IVAN F JR & KRISTINA E
95239 PALMETTO TRAIL
FERNANDINA BEACH, FL 32034

2025

40-2N-28-1590-0038-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	16	WD FR STUC 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 70			
Interior Floor	08	SHT VINYL 30			
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	1,573	100	2004	1,573	208,169
FGR	484	55	2004	266	35,202
FOP	65	30	2004	20	2,647
FOP	153	30	2022	46	6,088
PTO	78	5	2004	4	529
PTO	99	5	2022	5	662
TOTALS	2,452			1,914	253,297

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,914	107.8000	142.30	272,362	2004	2010	0	0	7.00	93.00

1 SNGL FAM - 100% - 2011

Heated Area: 1573

HX Base Yr 2011

BLD DATE

XF DATE

LGL DATE

LAND DATE

04/24/2025

ML