

LOT 45
IN OR 2210/1833
OTTER RUN PB 5/156

CREGER JOSHUA & TORI L
95109 PALMETTO TRL
FERNANDINA BEACH, FL 32034

2025

40-2N-28-1590-0045-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	31	HARDIE BRD 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 60
Interior Floo	11	CLAY TILE 40
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	1,521	100	1993	1,521	197,947
FGR	380	55	1993	209	27,200
FOP	29	30	2008	9	1,171
FSP	270	40	1993	108	14,056
PTO	182	5	2008	9	1,171
TOTALS	2,382			1,856	241,544

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	1,772.00	SF	4.00	4.00	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
3	0810	CONCRETE A	0	100	6	8	48.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	100	0003	RSF-1	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,856	111.7200	147.47	273,704	1991	2000	0	0	0 11.75	88.25
1 SNGL FAM - 100% - 2019											
Heated Area: 1521											
HX Base Yr 2019											
95109 PALMETTO TRL, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
04/24/2025 MLU											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		241,544	
TOTAL MARKET OB/XF VALUE		6,803	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		333,347	
SOH/AGL Deduction		121,913	
ASSESSED VALUE		211,434	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		160,712	
TOTAL JUST VALUE		333,347	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		312,088	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94-01225	ADDITION	2,096	08/01/1994
7230	NEW CONSTR	56,266	05/16/1991

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
2210/1833	7/12/2018	WD Q	Q	I	01
GRANTOR: COLEMAN STEVEN & JUST					
GRANTEE: CREGER JOSHUA & TOR					
1088/0235	10/16/2002	WD Q	Q	I	
GRANTOR: BLAKE COURTNEY V					
GRANTEE: COLEMAN STEVEN R					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W8 L2 U2 PTO=[YR=2008] N14 W12 S8 FSP=[YR=1993] W18 S15 E18 N15 \$ S8 E6 R2 U2 E4\$ W4 D2 L2 W6 S7 W18 N7 W14 S32 E11 FOP=[YR=2008] E11 U3 L3 W8 S3\$ N3 E8 R3 D3 E5 R3 U3 E5 FGR=[YR=1993] S20 E19 N20 W19\$ E19 N3 E2 N6 W2 N20\$.											

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1	000100	C	RES	100	0003	RSF-1	0.00	0.00	1.00	LT	