LOT 47
OTTER RUN PB 5/156

HUNTER PEGGY & CLAUDE L/E/
95091 PALMETTO TRL
FERNANDINA BEACH, FL 32034

2025

40-2N-28-1590-0047-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

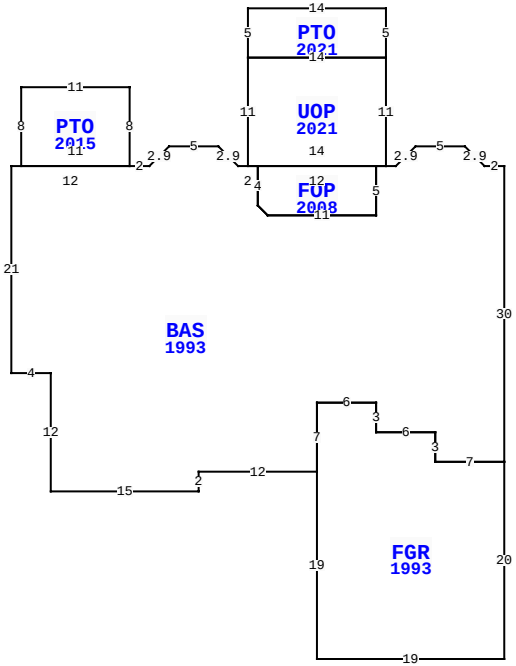
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,436	100	1993	1,436	204,165
FGR	434	55	1993	239	33,980
FOP	60	30	2008	18	2,559
PTO	88	5	2015	4	568
PTO	70	5	2021	4	568
UOP	154	20	2021	31	4,408
TOTALS	2,242			1,732	246,249

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,732	115.2000	152.06	263,368	1989	2010	0	0	0	6.50	93.50

1 SNGL FAM – 100% - 2021 Heated Area: 1436 HX Base Yr 2021



95091 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		257,598
TOTAL MARKET OB/XF VALUE		4,498
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		347,096
SOH/AGL Deduction		105,464
ASSESSED VALUE		241,632
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		190,910
TOTAL JUST VALUE		347,096
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		324,965

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2112209	SUNROOM	4,025	09/13/2021
B2012745	GARAGE	24,150	12/18/2020
B1902507	12 WINDOWS	7,908	03/01/2019
B1808462	REPLACE GARAGE DO	1,104	10/01/2018
5762	NEW CONSTR	57,877	05/25/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2750/551	11/13/2024	LE	U	I	11	100
GRANTOR: HUNTER CLAUDE & PEGGY						
GRANTEE: HUNTER FAMILY TRUST						
2387/0992	8/27/2020	WD	Q	I	02	247,000
GRANTOR: OFFERPAD(SPVBORROWER1						
GRANTEE: HUNTER PEGGY & CLAU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W2 U2 L2 W5 D2 L2 W1 UOP=[YR=2021] N11 PTO=[YR=2021] N5 W14 S5 E14$ W14 S11 E14$ W1 FOP2008 = W12 S4 R1 D1 E11 N5$ S5 W11 U1 L1 N4 W2 L2 U2 W5 D2 L2 W2 PTO=[YR=2015] N8 W11 S8 E11$ W12 S21 E4 S12 E15 N2 E12 FGR=[YR=1993] S19 E19 N20 W7 N3 W6 N3 W6 S7$ N7 E6 S3 E6 S3 E7 N30$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	64	2,240	
2	0812	CONCRETE C	0	100	0	0	1,036.00	SF	4.00	4.00	100	1989	1989	3	54.5	2,258	

LAND DESCRIPTION

TOTAL OB/XF 4,498

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 01/03/2022 BY KW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

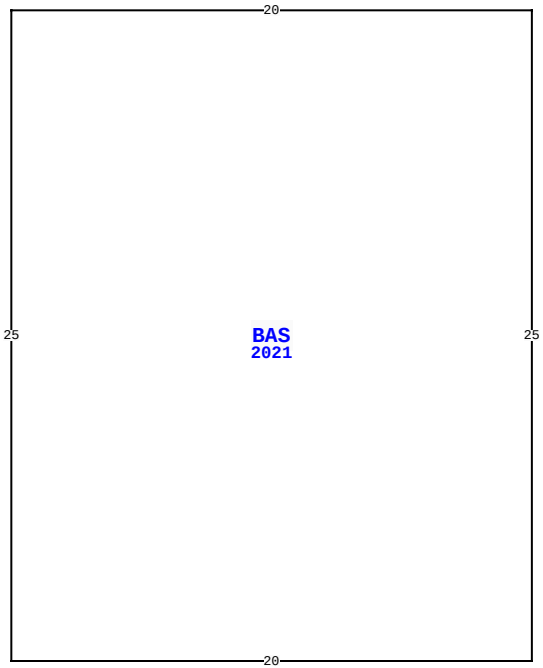
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4013.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	500	100	2021	500	11,349
TOTALS	500			500	11,349

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	500	63.2500	23.40	11,700	2021	2021	0	0	0	3.00	97.00

2 GARAGE RES – 100% - 2021 Heated Area: 500 HX Base Yr 2021



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BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W20 S25 E20 N25$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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