LOT 48
OTTER RUN PB 5/156

COULTER BRITT/HEITZER JAMES L
95075 PALMETTO TRL
FERNANDINA BEACH, FL 32034

2025

40-2N-28-1590-0048-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

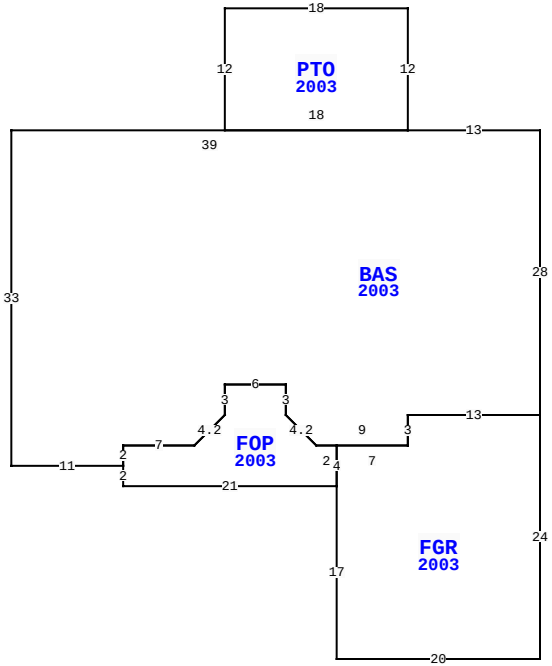
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,550	100	2003	1,550	197,957
FGR	459	55	2003	252	32,184
FOP	129	30	2003	39	4,981
PTO	216	5	2003	11	1,405
TOTALS	2,354			1,852	236,527

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,852	107.8000	142.30	263,540	2003	2003	0	0	0	10.25	89.75

1 SNGL FAM – 100% - 2024 Heated Area: 1550 HX Base Yr 2024



95075 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		236,527
TOTAL MARKET OB/XF VALUE		6,012
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		327,539
SOH/AGL Deduction		12,348
ASSESSED VALUE		315,191
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		264,469
TOTAL JUST VALUE		327,539
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		306,308

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1703775	H/AC	0	06/01/2017
P0363630	NEW CONSTR	118,506	06/02/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2655/1821	7/24/2023	WD	U	I	30	367,500
GRANTOR: HEITZER JAMES S & ANG						
GRANTEE: COULTER BRITT						
2614/0846	1/20/2023	PR	U	I	19	270,000
GRANTOR: DOLAN PHILIP P & TIMO						
GRANTEE: HEITZER JAMES S & A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W13 PTO=[YR=2003] N12 W18 S12 E18$ W39 S33 E11 FOP=[YR=2003] S2 E21 FGR=[YR=2003] S17 E20 N24 W13 S3 W7 S4$ N4 W2 U3 L3 N3 W6 S3 L3 D3 W7 S2$ N2 E7 U3 R3 N3 E6 S3 R3 D3 E9 N3 E13 N28$.

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	2003	2003	3	86	3,010	
2	0811	CONCRETE B	0	100	0	0	704.00	SF	5.20	5.20	100	2003	2003	3	82	3,002	

LAND DESCRIPTION

TOTAL OB/XF 6,012

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 07/02/2020 BY KWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS