LOT 49
IN OR 765/986
OTTER RUN PB 5/156

BEAN STEPHEN H & D KAY
95061 PALMETTO TRAIL
FERNANDINA BEACH, FL 32034

2025

40-2N-28-1590-0049-0000

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	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

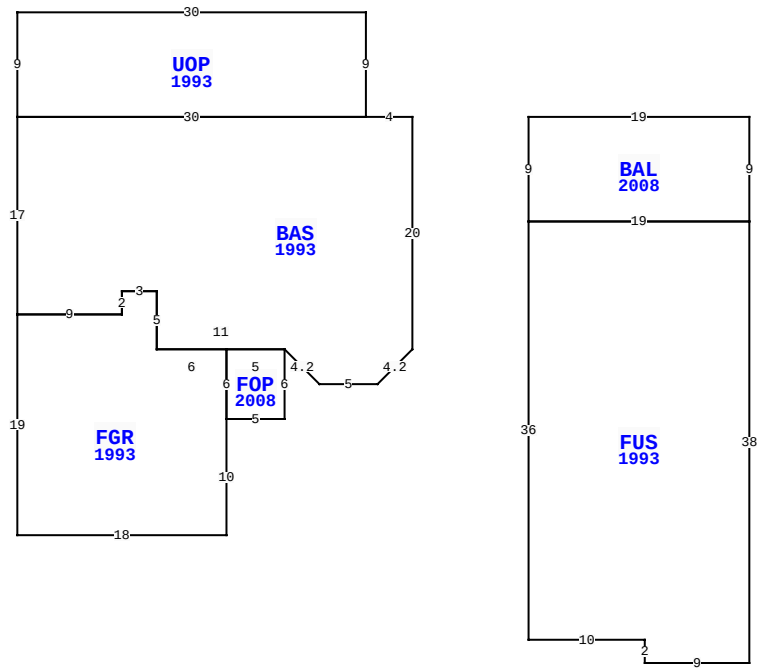
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4013.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	171	15	2008	26	3,893
BAS	662	100	1993	662	99,112
FGR	330	55	1993	182	27,248
FOP	30	30	2008	9	1,348
FUS	702	100	1993	702	105,100
UOP	270	20	1993	54	8,085
TOTALS	2,165			1,635	244,786

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,635	128.5200	169.65	277,378	1988	2000	0	0	0	11.75	88.25

1 SNGL FAM – 100% - 1998 Heated Area: 1364 HX Base Yr 1998



95061 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		244,786
TOTAL MARKET OB/XF VALUE		12,323
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		342,109
SOH/AGL Deduction		202,540
ASSESSED VALUE		139,569
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		88,847
TOTAL JUST VALUE		342,109
NCON VALUE		3,625
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		317,160

PERMIT NUM	DESCRIPTION	AMT	ISSUED
V240005324	INSTALL HARDIE LA	14,000	05/02/2024
M1623572	H/AC	0	09/23/2016
R1212850	REMODEL	5,295	03/08/2012
94-01192	SWIM POOL	13,300	06/01/1994
2779	H/AC	2,150	10/25/1988
3219	NEW CONSTR	0	10/03/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0765/0986	7/18/1996	WD	Q	I		95,000
GRANTOR: KELLEY STEPHEN W & BE						
GRANTEE: BEAN STEPHEN H & D						
0709/1065	7/20/1994	WD	Q	I		69,000
GRANTOR: CASAGRANDE CAROL & JO						
GRANTEE: KELLEY STEPHEN W &						

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	0820	WOOD WALK	0	100	0	0	72.00	SF	11.75	11.75	100	1988	1988	3	40	338	
2	0811	CONCRETE B	0	100	16	38	608.00	SF	5.20	5.20	100	1988	1988	3	52	1,644	
3	0845	KOOL DECK	0	100	0	0	669.00	SF	7.25	7.25	100	1994	1994	3	66	3,201	
4	0861	POOL GUNIT	0	100	15	28	420.00	SF	85.00	85.00	100	1994	1994	3	20	7,140	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W4 UOP=[YR=1993] N9 W30 S9 E30$ W30 S17
FGR=[YR=1993] S19 E18 N10 FOP=[YR=2008] E5 N6 W5 S6$ N6 W6 N5
W3 S2 W9$ E9 N2 E3 S5 E11 R3 D3 E5 U3 R3 N20$ PTR= E10
BAL=[YR=2008] E19 S9 FUS=[YR=1993] S38 W9 N2 W10 N36 E19$ W19
N9$ W10 $.

LAND DESCRIPTION

TOTAL OB/XF 12,323

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