LOT 50
OTTER RUN PB 5/156

RASMUSSEN JORN & THERESA HARTZ
95062 MACKINAS CIR
FERNANDINA BEACH, FL 32034

2025

40-2N-28-1590-0050-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 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	11	CLAY TILE 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

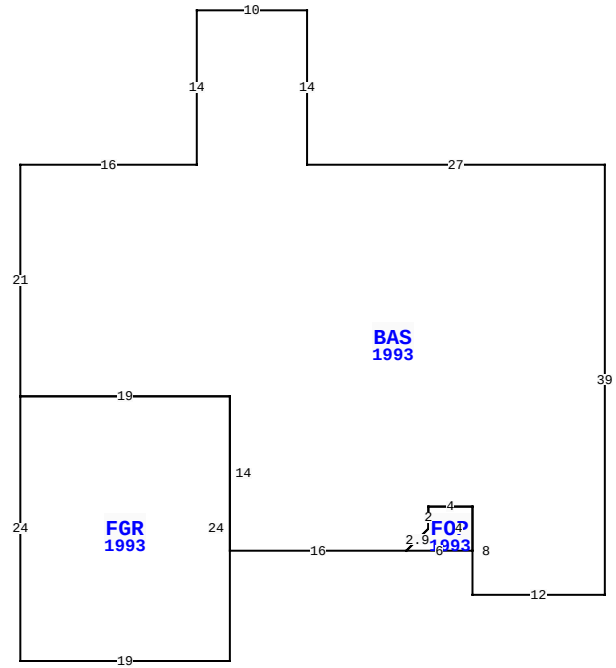
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4013.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,759	100	1993	1,759	218,893
FGR	456	55	1993	251	31,235
FOP	18	30	1993	5	623
TOTALS	2,233			2,015	250,750

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,015	113.5820	149.93	302,109	1990	1990	0	0	0	17.00	83.00

1 SNGL FAM – 0% - 2025 Heated Area: 1759 HX Base Yr



95049 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	250,750
TOTAL MARKET OB/XF VALUE	6,123
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	341,873
SOH/AGL Deduction	0
ASSESSED VALUE	341,873
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	341,873
TOTAL JUST VALUE	341,873
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	320,477

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1210492	REMODEL	6,600	11/30/2012
7266	ADDITION	1,650	05/28/1991
6281	NEW CONSTR	82,000	02/12/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2751/1261	11/01/2024	WD	Q	I	01	373,000
GRANTOR: KALAVSKY STEPHEN J &						
GRANTEE: RASMUSSEN JORN & TH						
2544/1872	3/01/2022	WD	Q	I	01	340,000
GRANTOR: CARVER JANET A						
GRANTEE: KALAVSKY STEPHEN J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W27 N14 W10 S14 W16 S21 FGR=[YR=1993] S24 E19 N24 W19$ E19 S14 E16 FOP=[YR=1993] E6 N4 W4 S2 L2 D2 $ U2 R2 N2 E4 S8 E12 N39$.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	66	2,310	
2	0810	CONCRETE A	0	0	0	0	765.00	SF	6.50	6.50	100	1990	1990	3	57	2,834	
3	1242	WD DECK A	0	0	0	0	408.00	SF	10.00	10.00	100	2006	2006	3	24	979	

LAND DESCRIPTION

TOTAL OB/XF 6,123

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	0	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