



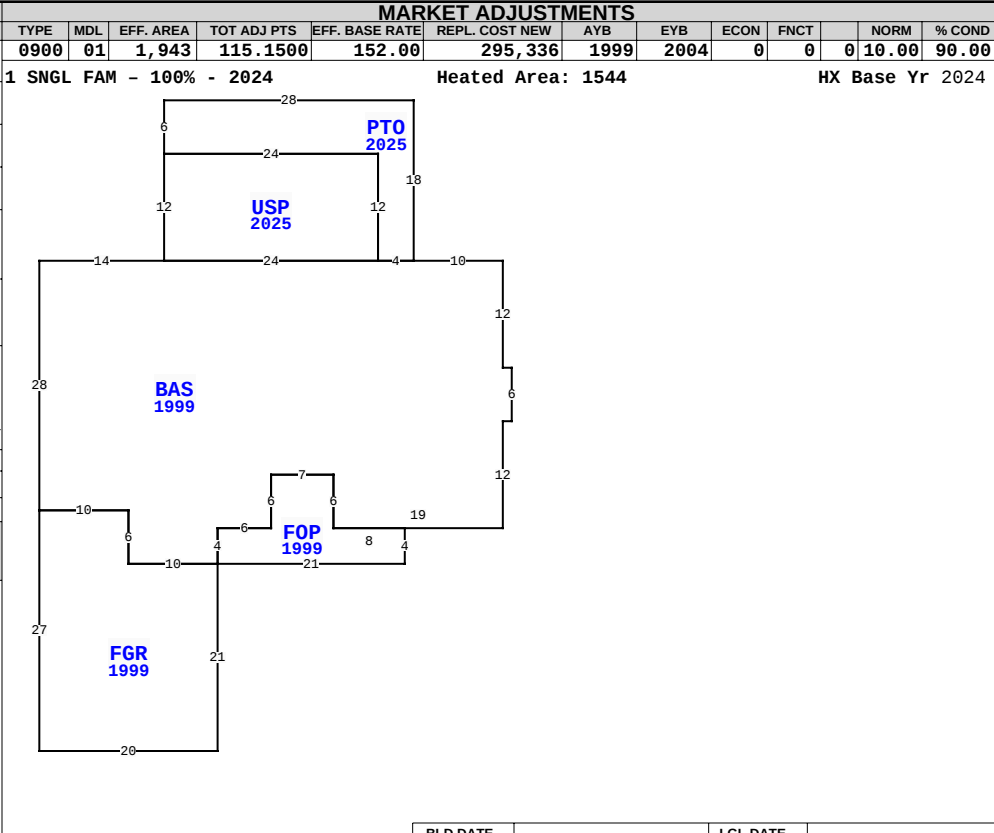
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,544	100	1999	1,544	211,219
FGR	480	55	1999	264	36,115
FOP	126	30	1999	38	5,198
PTO	216	5	2025	11	1,505
USP	288	30	2025	86	11,765

TOTALS	2,654			1,943	265,802
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0810	CONCRETE A	0	100	0	0	798.00	SF	6.50



95236 PALMETTO TRL, FERNANDINA BEACH	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	04/24/2025
	INC DATE		AG DATE	MLU

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	81	2,835	
2	0810	CONCRETE A	0	100	0	0	798.00	SF	6.50	6.50	100	1999	1999	3	75	3,890	

LAND DESCRIPTION										TOTAL OB/XF 6,725									
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N	CODE	CLS	DESCRIPTION	CAP	D	ZONE	FRONT	DEPTH	LND UTS	TYPE	T	FACT	COND	ADJ	PRICE	PRICE	VAL
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	
REMARKS: 00/00/2000, RM, 100, 0.00, 0.00, 1.00, 1.00, 1.00, 1.00, 1.00, 1.00, 1.00, 1.00, 1.00, 1.00, 1.00, 1.00, 1.00, 1.00, 1.00																	

NASSAU COUNTY PROPERTY										PAGE 1 of 1				4
VALUATION SUMMARY										STANDARD				
VALUATION BY										Tax Group: 4				STANDARD
Tax Group: 4										Tax Dist:				
BUILDING MARKET VALUE										265,802				
TOTAL MARKET OB/XF VALUE										6,725				
TOTAL LAND VALUE - MARKET										85,000				
TOTAL MARKET VALUE										357,527				
SOH/AGL Deduction										12,698				
ASSESSED VALUE										344,829				
TOTAL EXEMPTION VALUE										HX HB 50,722				
BASE TAXABLE VALUE										294,107				
TOTAL JUST VALUE										357,527				
NCON VALUE										8,112				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										325,366				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240004161	26 X 12 COMPOSITE	10,015	04/11/2024
B2003340	REPAIR/RRF	8,250	05/01/2020
9805667	NEW CONSTR	79,816	12/01/1998

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2679/981	11/14/2023	WD	Q	I	01	420,000	
GRANTOR: FLINK JEFFREY JR							
GRANTEE: HARVEY GERALDINE A							
2621/0099	2/17/2023	QC	U	I	11	120,000	
GRANTOR: FLINK JEFFREY JR							
GRANTEE: FLINK JEFFREY JR &							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1999;ORIG=0,0] W1 N12 W10 W4 W24 W14 S28 E10 S6 E10 N4 E6 N6 E7 S6 E19 N12 E1 N6 \$									
FGR=[YR=1999;ORIG=-53,16] S27 E20 N21 W10 N6 W10 \$									
FOP=[YR=1999;ORIG=-33,22] E21 N4 W8 N6 W7 S6 W6 S4 \$									
USP=[YR=2025;ORIG=-39,-12] E24 N12 W24 S12 \$									
PTO=[YR=2025;ORIG=-39,-24] E24 S12 E4 N18 W28 S6 \$									