LOT 93
OTTER RUN PB 5/156

BUCHANAN CLAYTON
1360 AUTUMN TRACE
FERNANDINA BEACH, FL 32034

2025

40-2N-28-1590-0093-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

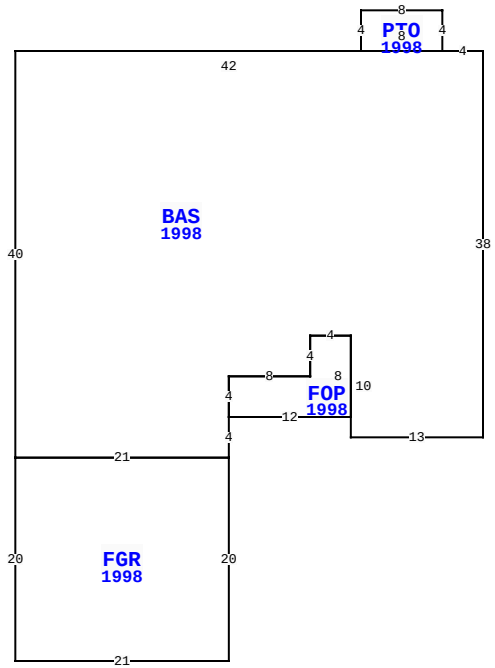
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	31	HARDIE BRD 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,702	100	1998	1,702	222,066
FGR	420	55	1998	231	30,140
FOP	64	30	1998	19	2,479
PTO	32	5	1998	2	261
TOTALS	2,218			1,954	254,945

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,954	113.2880	149.54	292,201	1998	1998	0	0	0	12.75	87.25

1 SNGL FAM – 100% - 2017 Heated Area: 1702 HX Base Yr 2017



95222 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		254,945
TOTAL MARKET OB/XF VALUE		9,802
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		349,747
SOH/AGL Deduction		148,487
ASSESSED VALUE		201,260
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		150,538
TOTAL JUST VALUE		349,747
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		327,879

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1313758	MTLROOF	12,450	12/01/2013
B24606	REPAIR/RRF	1,900	04/01/2011
974506	NEW CONSTR	70,000	12/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2792/134	6/02/2025	WD	Q	I	01	384,000
GRANTOR: DAVIS TOMMY & TRACEY						
GRANTEE: BUCHANAN CLAYTON						
2044/0606	5/03/2016	WD	Q	I	01	195,000
GRANTOR: CAMERON DAVID L & REB						
GRANTEE: DAVIS TOMMY & TRACE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W4 PTO=[YR=1998] N4 W8 S4 E8 $ W42 S40
FGR=[YR=1998] S20 E21 N20 W21 $ E21 N4 FOP=[YR=1998] E12 N8
W4 S4 W8 S4 $ N4 E8 N4 E4 S10 E13 N38 $.

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	1998	1998	3	80	2,800	
2	0810	CONCRETE A	0	100	41	3	123.00	SF	6.50	6.50	100	1998	1998	3	73	584	
3	0811	CONCRETE B	0	100	16	40	640.00	SF	5.20	5.20	100	1998	1998	3	73	2,429	
4	0912	SCRN RM G	0	100	12	20	240.00	SF	20.00	20.00	100	1998	1998	3	20	960	
5	0830	FLAGSTONE	0	100	32	2	64.00	SF	12.00	12.00	100	1999	1999	3	75	576	
6	0476	VF 6 SBPL	0	100	0	0	130.00	LF	32.00	32.00	100	2002	2002	3	55	2,288	
7	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2002	2002	3	55	165	

LAND DESCRIPTION

TOTAL OB/XF 9,802

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 12/10/2019 BY KWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS