LOT 99
IN OR 925/1871
OTTER RUN PB 5/156

WARE DAVID L
95162 PALMETTO TRAIL
FERNANDINA BEACH, FL 32034

2025

40-2N-28-1590-0099-0000

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 100
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
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

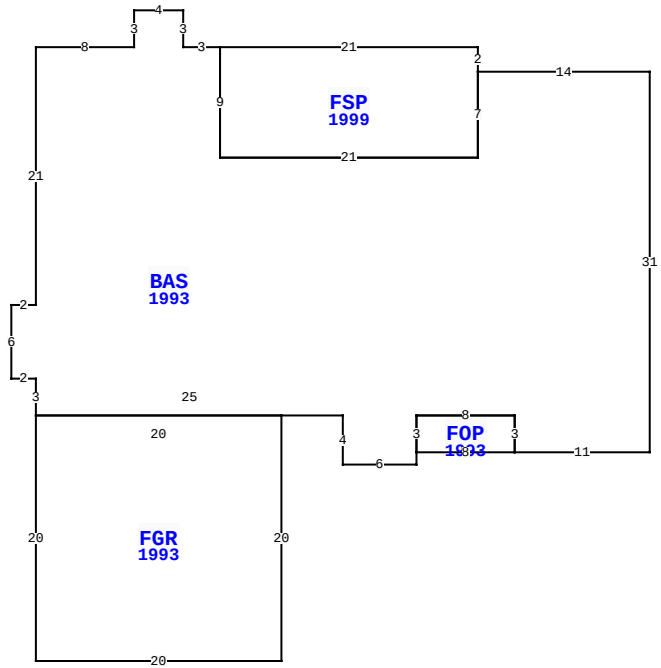
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4013.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,364	100	1993	1,364	169,785
FGR	400	55	1993	220	27,385
FOP	24	30	1993	7	872
FSP	189	40	1999	76	9,460
TOTALS	1,977			1,667	207,502

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,667	115.0000	151.80	253,051	1988	1988	0	0	0	18.00	82.00

1 SNGL FAM – 100% - 2001 Heated Area: 1364 HX Base Yr 2001



95162 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		207,502
TOTAL MARKET OB/XF VALUE		4,882
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		297,384
SOH/AGL Deduction		163,311
ASSESSED VALUE		134,073
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		83,351
TOTAL JUST VALUE		297,384
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		285,279

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4822	NEW CONSTR	2,000	02/24/1988
2465	H/AC	2,635	02/22/1988
2892	NEW CONSTR	0	02/02/1988
4773	TEMP POLE	0	01/27/1988
4602	NEW CONSTR	58,585	01/15/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0925/1871	3/28/2000	WD	Q	I		112,900
GRANTOR: SCREVEN FRANKIE W & R						
GRANTEE: WARE DAVID L						
0697/1549	2/03/1994	WD	Q	I		85,000
GRANTOR: MCKEITHEN MICHAEL & W						
GRANTEE: SCREVEN FRANKIE & R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 FSP=[YR=1999] N2 W21 S9 E21 N7$ S7 W21 N9 W3 N3 W4 S3 W8 S21 W2 S6 E2 S3 FGR=[YR=1993] S20 E20 N20 W20$ E25 S4 E6 N1 FOP=[YR=1993] E8 N3 W8S3$ N3 E8 S3 E11 N31$.

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	0811	CONCRETE B	0	100	0	0	1,003.00	SF	5.20	5.20	100	1988	1988	3	52	2,712	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	62	2,170	

LAND DESCRIPTION

TOTAL OB/XF 4,882

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	000134	C	RES POND	100	0003	RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS