LOT 102
IN OR 1514/1308
OTTER RUN PB 5/156

NORMANDIN MELINDA K
95096 PALMETTO TRL
FERNANDINA BEACH, FL 32034

2025

40-2N-28-1590-0102-0000

BUILDING CHARACTERISTICS

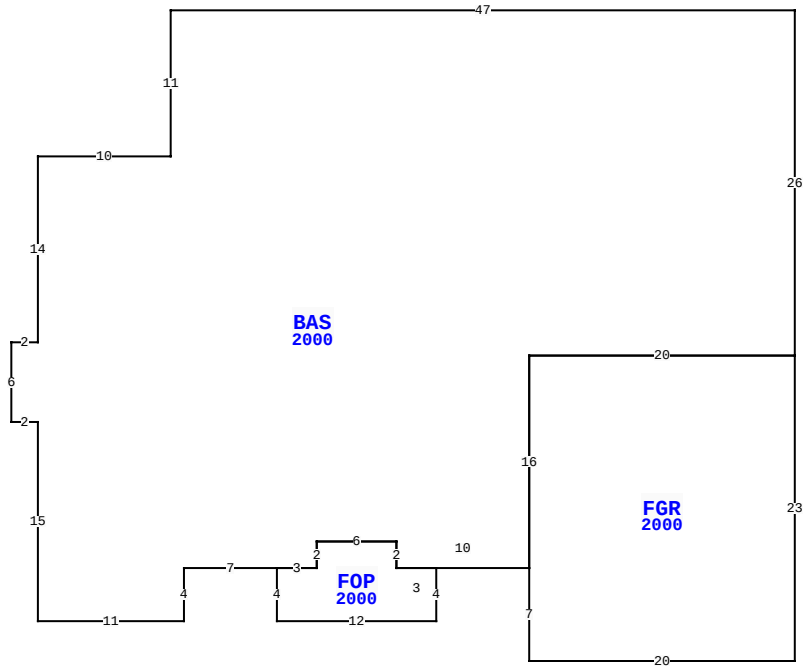
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,008	100	2000	2,008	251,100
FGR	460	55	2000	253	31,637
FOP	60	30	2000	18	2,251
TOTALS	2,528			2,279	284,989

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,279	107.4080	141.78	323,117	2000	2000	0	0	0	11.80	88.20

1 SNGL FAM – 100% - 2008 Heated Area: 2008 HX Base Yr 2008



95096 PALMETTO TRL, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/24/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		284,989
TOTAL MARKET OB/XF VALUE		7,660
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		377,649
SOH/AGL Deduction		209,492
ASSESSED VALUE		168,157
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		117,435
TOTAL JUST VALUE		377,649
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		361,761

PERMIT NUM	DESCRIPTION	AMT	ISSUED
006836	NEW CONSTR	86,148	02/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1514/1308	7/24/2007	QC	Q	I	06	100
GRANTOR: AULD MELINDA K						
GRANTEE: NORMANDIN MELINDA K						
1324/0104	6/09/2005	WD	Q	I		210,000
GRANTOR: THOMPSON JAMES H & CH						
GRANTEE: AULD MELINDA K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W47 S11 W10 S14 W2 S6 E2 S15 E11 N4 E7
FOP=[YR=2000] S4 E12 N4 W3 N2 W6 S2 W3 $ E3 N2 E6 S2 E10
FGR=[YR=2000] S7 E20 N23 W20 S16 $ N16 E20 N26 $.

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	1,688.00	SF	5.20	5.20	100	2000	2000	3	77	6,759	
2	0810	CONCRETE A	0	100	60	3	180.00	SF	6.50	6.50	100	2000	2000	3	77	901	

LAND DESCRIPTION

TOTAL OB/XF 7,660

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	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 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