LOT 103
IN OR 1999/831
OTTER RUN PB 5/156

RYAN MILDRED N REVOCABLE TRUST/RYAN MILDRED N TRUS
95070 PALMETTO TRAIL
FERNANDINA BEACH, FL 32034

2025

40-2N-28-1590-0103-0000

NASSAU COUNTY PROPERTY

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 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
Occupancy	00	NONE 100
Quality	03	Quality Level 03

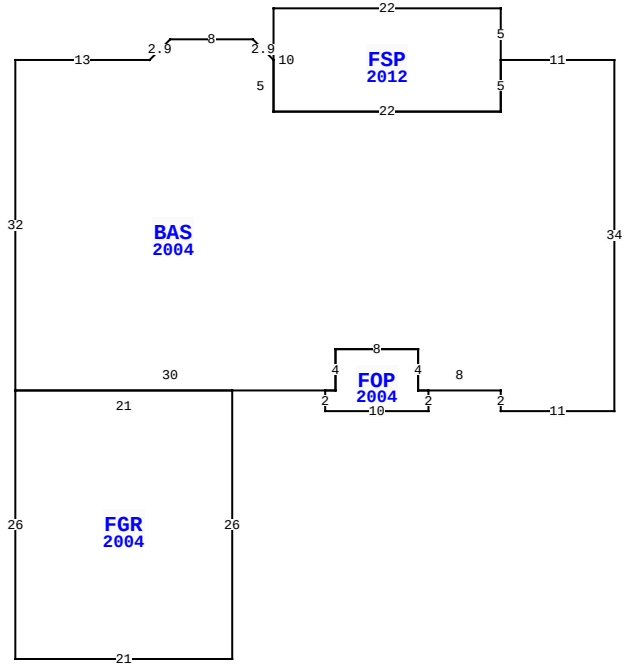
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4013.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,756	100	2004	1,756	249,419
FGR	546	55	2004	300	42,611
FOP	52	30	2004	16	2,273
FSP	220	40	2012	88	12,499
TOTALS	2,574			2,160	306,802

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,160	119.5600	157.82	340,891	2004	2004	0	0	0	10.00	90.00

1 SNGL FAM – 100% - 2012 Heated Area: 1756 HX Base Yr 2012



95070 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		306,802
TOTAL MARKET OB/XF VALUE		6,125
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		397,927
SOH/AGL Deduction		229,506
ASSESSED VALUE		168,421
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		112,699
TOTAL JUST VALUE		397,927
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		380,962

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24988	ADDITION	2,148	08/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1999/0831	8/14/2015	WD	U	I	11	100
GRANTOR: RYAN MILDRED N						
GRANTEE: RYAN MILDRED N REVO						
1980/0810	4/20/2015	TD	U	I	11	100
GRANTOR: RYAN THOMAS J REVOCAB						
GRANTEE: RYAN MILDRED N						

BUILDING NOTES

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	0812	CONCRETE C	0	100	0	0	1,160.00	SF	4.00	4.00	100	2004	2004	3	83	3,851	
2	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2011	2011	3	78	234	
3	0462	ST/AL FNC	0	100	85	0	340.00	SF	10.00	10.00	100	2011	2011	3	60	2,040	

BUILDING DIMENSIONS

BAS=[YR=2004] W11FSP2012 =N5 W22 S10 E22 N5$ S5W22 N5 L2 U2 W8 D2 L2 W13S32 FGR=[YR=2004] S26 E21 N26 W21$ E30 FOP=[YR=2004] S2 E10 N2 W1 N4 W8 S4 W1$ E1 N4 E8 S4E8 S2 E11 N34$.

LAND DESCRIPTION

TOTAL OB/XF 6,125

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