LOT 105
IN OR 1263/368
OTTER RUN PB 5/156

DOW LAWRENCE L & JOAN M
95022 PALMETTO TRAIL
FERNANDINA BEACH, FL 32034

2025

40-2N-28-1590-0105-0000

BUILDING CHARACTERISTICS

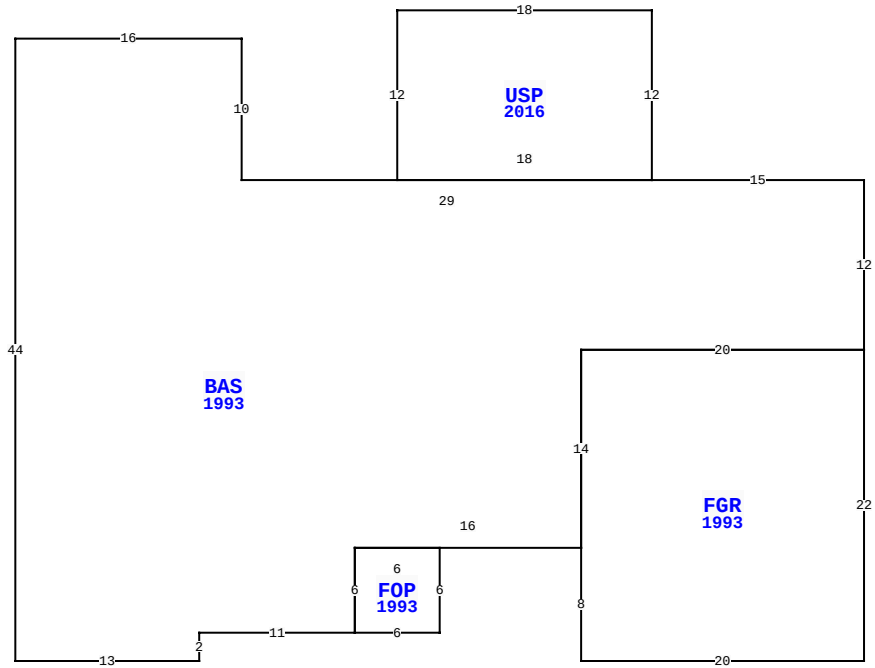
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,610	100	1993	1,610	189,268
FGR	440	55	1993	242	28,449
FOP	36	30	1993	11	1,293
USP	216	30	2016	65	7,642
TOTALS	2,302			1,928	226,652

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,928	106.1340	140.10	270,113	1992	1992	0	0	0	16.09	83.91

1 SNGL FAM – 100% - 2005 Heated Area: 1610 HX Base Yr 2005



95022 PALMETTO TRL, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		226,652
TOTAL MARKET OB/XF VALUE		6,874
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		318,526
SOH/AGL Deduction		178,698
ASSESSED VALUE		139,828
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		89,106
TOTAL JUST VALUE		318,526
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		304,907

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633402	ADDITION	0	11/01/2016
7986	NEW CONSTR	74,400	04/08/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1263/0368	10/01/2004	WD	Q	I		174,900
GRANTOR: TRAHAN TODD & BILLIE						
GRANTEE: DOW LAWRENCE L & JO						
1066/1071	7/03/2002	WD	Q	I		141,000
GRANTOR: REH GARY H & JONNEAN						
GRANTEE: TRAHAN TODD HARRISO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W15 USP=[YR=2016] N12 W18 S12 E18$ W29 N10 W16 S44 E13 N2E11 FOP=[YR=1993] E6 N6 W6 S6 $ N6 E16 FGR=[YR=1993] S8 E20 N22 W20 S14 $ N14 E20 N12 $.

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	1992	1992	3	70	2,450	
2	0812	CONCRETE C	0	100	0	0	1,266.00	SF	4.00	4.00	100	1992	1992	3	62	3,140	
3	0810	CONCRETE A	0	100	26	8	208.00	SF	6.50	6.50	100	2016	2016	3	95	1,284	

LAND DESCRIPTION

TOTAL OB/XF 6,874

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