LOTS 12 & 13
IN OR 2533/1800
PALM BLUFF SUB PB 6/6-7

KLABACKA INVESTMENT TRUST/KLABACKA MATHEW L TRUSTE
PO BOX 15688
FERNANDINA BEACH, FL 32035

2025

46-3N-28-560P-0012-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4023.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

96272 PALM BLUFF DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	260,000
TOTAL MARKET VALUE	260,000
SOH/AGL Deduction	0
ASSESSED VALUE	260,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	260,000
TOTAL JUST VALUE	260,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	260,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24298	DEMOLITION	3,280	01/01/2011
P13101	OTHER	0	03/01/2008
B21025	NEW CONSTR	1,100,000	01/01/2008
B21026	GARAGE	150,000	01/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2533/1800	1/21/2022	WD	Q	V	02	320,000
GRANTOR: TORRES SUZANNE K						
GRANTEE: KLABACKA INVESTMENT						
1421/0658	6/19/2006	WD	U	V	07	100
GRANTOR: NEWBERG MATTHEW R						
GRANTEE: TORRES SUZANNE K IR						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	130,000.00	130,000.00	130,000							
2	000100	C	RES	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	130,000.00	130,000.00	130,000							

REVIEW DATE 02/08/2024 BY KBA Total Acres: 0.00 Total Land Value: 260,000 Market: 0 Agricultural: 0 Common: 260,000 PRINTED 07/30/2025 BY SYS