

LOT 18
IN OR 1178/152
PALM BLUFF SUB PB 6/6-7

GRABLE GARY A & EMILY S
96130 PALM BLUFF DRIVE
FERNANDINA BEACH, FL 32034

2025

46-3N-28-560P-0018-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	4023.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,244	100	1997	2,244	338,719
FGR	672	55	1997	370	55,850
FOP	478	30	1997	143	21,585
FOP	528	30	1997	158	23,849
FUS	392	100	1997	392	59,170
FUS	1,140	100	1997	1,140	172,077
PTO	80	5	1997	4	604

TOTALS	5,534			4,451	671,854
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0812	CONCRETE C	0	100	0	0	3,841.00	SF	4.00
3	0825	BRICK	0	100	2	15	30.00	SF	12.50
4	0810	CONCRETE A	0	100	36	3	108.00	SF	6.50
5	0810	CONCRETE A	0	100	16	16	256.00	SF	6.50
6	0845	KOOL DECK	0	100	0	0	1,544.00	SF	7.25
7	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00
8	0825	BRICK	0	100	0	0	100.00	SF	12.50
9	0861	POOL GUNIT	0	100	32	16	512.00	SF	85.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RSF-1	0.00	0.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	4,451	103.8400	164.07	730,276	1997	2007	0	0	8.00	92.00
1 SFR CUST - 100% - 1999											
Heated Area: 3776											
HX Base Yr 1999											

TOTAL OB/XF											
44,566											

TOTAL OB/XF											
44,566											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		671,854	
TOTAL MARKET OB/XF VALUE		44,566	
TOTAL LAND VALUE - MARKET		130,000	
TOTAL MARKET VALUE		846,420	
SOH/AGL Deduction		456,146	
ASSESSED VALUE		390,274	
TOTAL EXEMPTION VALUE		55,722	
BASE TAXABLE VALUE		334,552	
TOTAL JUST VALUE		846,420	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		806,175	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M2006916	H/AC	0	08/01/2020
985403	SWIM POOL	0	11/01/1998
963067	NEW CONSTR	225,000	07/01/1996

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1178/0152	10/06/2003	WD	U	I	07	100	
GRANTOR: MEWBRON CAROL B							
GRANTEE: GRABLE GARY A & EMI							
0847/1645	9/08/1998	WD	Q	I		285,000	
GRANTOR: MEWBRON CAROL B							
GRANTEE: GRABLE GARY & EMILY							

BUILDING NOTES											
BUILDING DIMENSIONS											
FGR=[YR=1997] W24 S3 PTO=[YR=1997] W16 FOP=[YR=1997] N3 W42 S14 BAS=[YR=1997] W12 S31 E6 FOP=[YR=1997] S10 E53 N14 W8 S6W13 S1 W10 N1 W14 N2 W8\$ E8 S2 E14 S1 E10 N1 E13 N6 E13 N15 E6 N12 W24 N6 W26 S6W8\$ E8 N6 E26 S6 E24 N6 W16 N5\$ S5 E16 N5\$ S25 E24 N28\$ PTR=E20 FUS=[YR=1997] E62 S20 W26 N10 W10 S10 W26 N20\$ W20\$ PTR=N20 FUS=[YR=1997] N28 E14 S28 W14\$ S20\$.											