

LOT 22
IN OR 1253/1664
PALM BLUFF SUB PB 6/6-7

BAKER JOSH & TIFFANY
96020 PALM BLUFF DR
FERNANDINA BEACH, FL 32034

2025

46-3N-28-560P-0022-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 60
Interior Wall	06	CUST PANEL 40
Interior Floo	11	CLAY TILE 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
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
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NEIGHBORHOOD/LOC	4023.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,717	100	2006	2,717	395,986
FGR	1,110	55	2006	610	88,904
FOP	65	30	2006	20	2,915
FOP	296	30	2006	89	12,972
FUS	1,395	100	2006	1,395	203,313

TOTALS	5,583			4,831	704,088
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	0	0	3,978.00	SF	4.00
2	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00
3	1127	BRICK 8"	0	100	0	0	68.00	SF	11.00
4	0861	POOL GUNIT	0	100	0	0	548.00	SF	85.00
5	0911	SCRN RM A	0	100	30	45	1,350.00	SF	17.50
6	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00
7	0855	CONC PAVER	0	100	0	0	883.00	SF	10.00

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	0006	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	4,831	106.6400	168.49	813,975	2006	2006	0	0	0 13.50	86.50
1 SFR CUST - 100% - 2007											
Heated Area: 4112											
HX Base Yr 2007											

TOTAL OB/XF											
64,514											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										704,088	
TOTAL MARKET OB/XF VALUE										64,514	
TOTAL LAND VALUE - MARKET										130,000	
TOTAL MARKET VALUE										898,602	
SOH/AGL Deduction										452,260	
ASSESSED VALUE										446,342	
TOTAL EXEMPTION VALUE										50,722	
BASE TAXABLE VALUE										395,620	
TOTAL JUST VALUE										898,602	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										918,056	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2012291	ROOF	2,175	12/10/2020
B23387	XFOB	26,704	03/01/2010
B23195	SWIM POOL	31,400	01/01/2010
M11251	MECH OTHER	0	03/01/2006
E16568	ELEC OTHER	1,000	01/01/2006
E16462	ELEC OTHER	0	12/01/2005

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1808/0037	8/17/2012	WD	U	I	11	100			
GRANTOR: FOUR GUYS OF NASSAU C									
GRANTEE: BAKER JOSH & TIFFAN									
1794/0688	3/21/2012	WD	U	I	11	100			
GRANTOR: BAKER JOHN GARY & ANN									
GRANTEE: FOUR GUYS OF NASSAU									

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2006] W20 FOP=[YR=2006] W12 S9 W13 S8 E19 U4 R6 N13 \$ S13 D4 L6 W19 N9 W17 S14 W5 S18 D2 L2 S4 D3 R3 E4 U2 R2 E8 S6 E3 S1 E8 N1 E2 S1 FOP=[YR=2006] S5 E13 N5 W13 \$ E13 N1 E1 S1 E8 N1 E2 FGR=[YR=2006] S18 E22 N27 E12 N27 W19 S26 W9 S2 W6 S8 \$ N8 E6 N2 E9 N43 \$ PTR= E40 FUS=[YR=2006] E58 S17 W5 S25 W13 N22 W4 S4 W13 N18 W10 S18 W13 N24 \$ W40 \$.									