LOT 38
IN OR 1677/389
OTTER RUN PB 5/156

MCMULLEN IVAN F JR & KRISTINA E
95239 PALMETTO TRAIL
FERNANDINA BEACH, FL 32034

2026

40-2N-28-1590-0038-0000

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	14	CARPET 70
Interior Floo	08	SHT VINYL 30
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	02	Quality Level 02

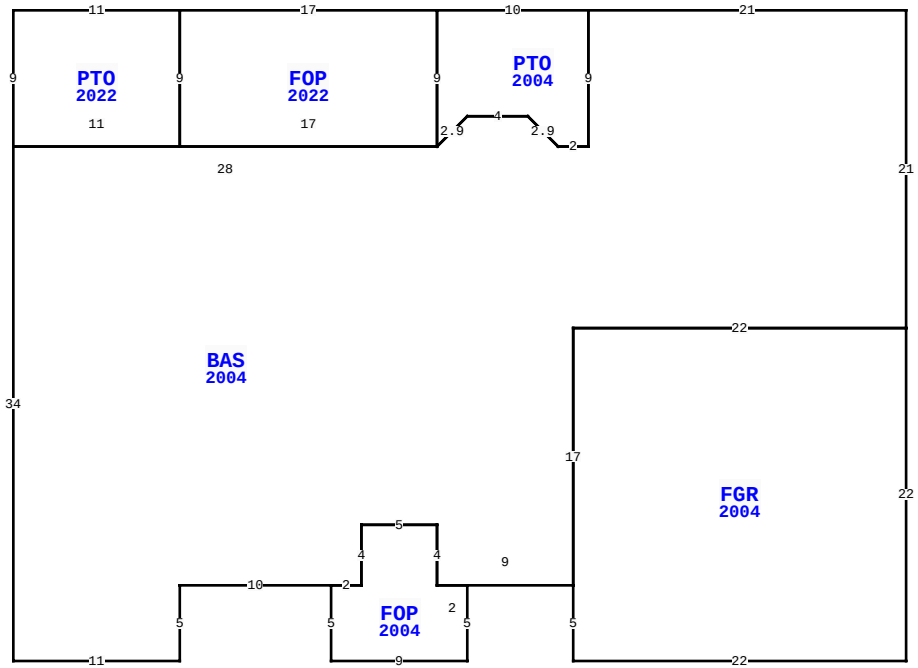
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4013.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,573	100	2004	1,573	200,406
FGR	484	55	2004	266	33,889
FOP	65	30	2004	20	2,548
FOP	153	30	2022	46	5,860
PTO	78	5	2004	4	509
PTO	99	5	2022	5	637
TOTALS	2,452			1,914	243,850

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,914	102.4100	142.35	272,458	2004	2004	0	0	0	10.50	89.50

1 SNGL FAM 100% - 2011 Heated Area: 1573 HX Base Yr 2011



95239 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		243,850
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		328,850
SOH/AGL Deduction		171,232
ASSESSED VALUE		157,618
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		106,207
TOTAL JUST VALUE		328,850
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		344,466

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001435	ADDITION	7,700	01/25/2022
M2005154	H/AC	0	05/15/2020
B1910199	(8) WINDOWS+(2)DO	9,608	12/01/2019
B1633102	(6) WINDOWS	2,761	09/21/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1677/0389	5/13/2010	WD	Q	I	01	179,000
GRANTOR: SCOTT SANDRA L						
GRANTEE: MCMULLEN IVAN F JR						
1252/0617	8/11/2004	WD	Q	I		166,000
GRANTOR: SEAWARD HOMES INC						
GRANTEE: SCOTT SANDRA L & JA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W21 PTO=[YR=2004] W10 FOP=[YR=2022] W17
PTO=[YR=2022] W11 S9 E11 N9$ S9 E17 N9$ S9 U2 R2 E4 D2 R2
E2 N9$ S9 W2 U2 L2 W4 D2 L2 W28 S34 E11 N5 E10
FOP=[YR=2004] S5 E9 N5 W2N4 W5 S4 W2$ E2 N4 E5S4 E9
FGR=[YR=2004] S5 E22 N22 W22 S17$ N17 E22 N21$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS