LOT 39
IN OR 1486/212
OTTER RUN PB 5/156

GARRY CATHY L/MATUSCHKA DIANE
95207 PALMETTO TRAIL
FERNANDINA BEACH, FL 32034

2026

40-2N-28-1590-0039-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	30	VINYL 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
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

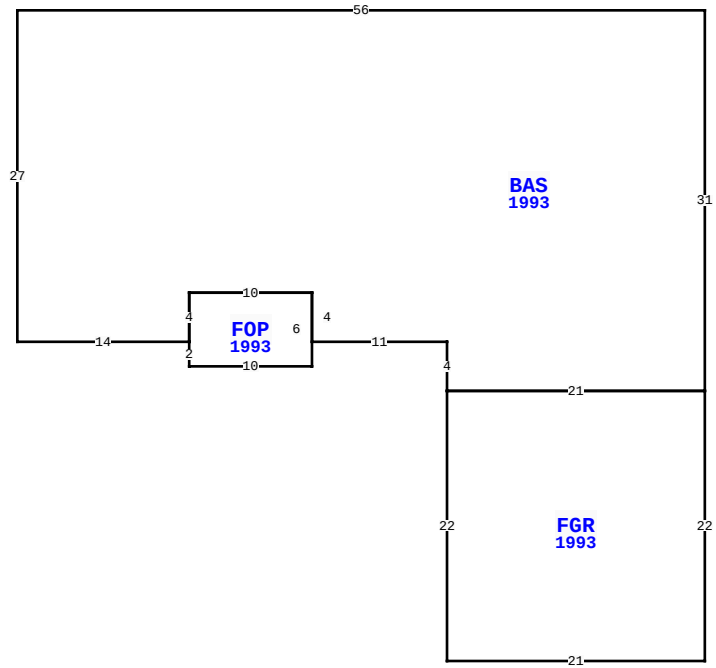
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4013.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,556	100	1993	1,556	185,106
FGR	462	55	1993	254	30,217
FOP	60	30	1993	18	2,141
TOTALS	2,078			1,828	217,464

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,828	103.9300	144.46	264,073	1989	1989	0	0	0	17.65	82.35

1 SNGL FAM 100% - 2008 Heated Area: 1556 HX Base Yr 2008



95207 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		217,464
TOTAL MARKET OB/XF VALUE		2,170
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		304,634
SOH/AGL Deduction		160,547
ASSESSED VALUE		144,087
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		92,676
TOTAL JUST VALUE		304,634
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		329,431

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530551	(10) WINDOWS	4,659	06/08/2015
6140	NEW CONSTR	2,130	08/17/1989
3617	NEW CONSTR	2,550	08/07/1989
5854	NEW CONSTR	53,964	07/11/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1486/0212	3/19/2007	WD	Q	I		210,000
GRANTOR: BRALEY TRACY & SUSAN						
GRANTEE: MATUSCHKA DIANE & C						
1192/1504	12/03/2003	WD	Q	I		139,900
GRANTOR: DEES STEVEN J & BILLI						
GRANTEE: BRALEY TRACY & SUSA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S27 E14 FOP=[YR=1993] S2 E10 N6 W10 S4 $ N4 E10 S4 E11 S4 FGR=[YR=1993] S22 E21 N22 W21 $ E21 N31 $.

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	1989	1989	3	62	2,170	

LAND DESCRIPTION

TOTAL OB/XF 2,170

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	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