LOT 44
IN OR 708 PG 835
OTTER RUN PB 5/156

CHESHIRE JAMESYN
95133 PALMETTO TRAIL
FERNANDINA BEACH, FL 32034

2026

40-2N-28-1590-0044-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

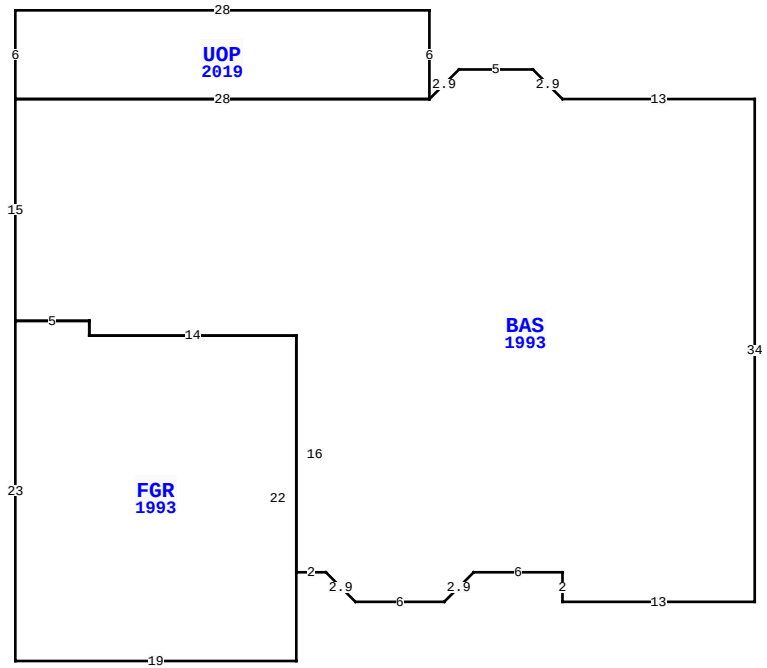
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	30	VINYL 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,347	100	1993	1,347	169,778
FGR	423	55	1993	233	29,368
UOP	168	20	2019	34	4,286
TOTALS	1,938			1,614	203,432

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,614	107.9466	150.05	242,181	1990	1990	0	0	0	16.00	84.00

1 SNGL FAM 100% - 2006 Heated Area: 1347 HX Base Yr 2006



95133 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		203,432
TOTAL MARKET OB/XF VALUE		6,832
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		295,264
SOH/AGL Deduction		158,662
ASSESSED VALUE		136,602
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		85,191
TOTAL JUST VALUE		295,264
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		306,627

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1906419	REPAIR/RRF	7,425	06/17/2019
B163022	(13) WINDOWS	7,600	04/16/2016
6120	NEW CONSTR	53,440	11/16/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0708/0835	7/01/1994	WD	Q	I		78,000
GRANTOR: ZELLER RODNEY & CAROL						
GRANTEE: CHESHIRE CHRIS & JA						
0620/0081	2/25/1991	WD	Q	I		74,000
GRANTOR: HENNING LAURENCE						
GRANTEE: ZELLER RODNEY & C J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W13 U2 L2 W5 D2 L2 UOP=[YR=2019] N6 W28 S6 E28$ W28 S15 FGR=[YR=1993] S23 E19 N22 W14 N1 W5 $ E5 S1 E14 S16 E2 D2 R2 E6 R2 U2 E6 S2 E13 N34 $.

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
2	1242	WD DECK A	0	100	11	16	176.00	SF	10.00	10.00	100	1998	1998	3	20	352	
3	0940	SHEDS/PORT	0	100	30	16	480.00	SF	30.00	30.00	100	2012	2012	3	45	6,480	

LAND DESCRIPTION

TOTAL OB/XF 6,832

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