

CREGER JOSHUA & TORI L
95109 PALMETTO TRL
FERNANDINA BEACH, FL 32034

40-2N-28-1590-0045-0000

BUILDING CHARACTERISTICS

ELEMENT	CD				
Exterior Wall	30	VINYL 80			
Exterior Wall	31	HARDIE BRD 20			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	13	LVT/LAMNT 60			
Interior Floo	11	CLAY TILE 40			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2 100			
Frame Stories	02	WOOD FRAME 100			
Units	1.	1. 100			
Occupancy	00	0 100			
		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	1,521	100	1993	1,521	189,051
FGR	380	55	1993	209	25,978
FOP	29	30	2008	9	1,119
FSP	270	40	1993	108	13,424
PTO	182	5	2008	9	1,119
TOTALS	2,382			1,856	230,690

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,856	106.1340	147.53	273,816	1991	1991	0	0	0	15.75	84.25

1 SNGL FAM 100% - 2019 Heated Area: 1521 HX Base Yr 2019

Diagram labels:
BAS 1993
FGR 1993
FOP 2008
FSP 1993
PTO 2008

NASSAU COUNTY PROPERTY

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VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		230,690	
TOTAL MARKET OB/XF VALUE		2,310	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		318,000	
SOH/AGL Deduction		100,857	
ASSESSED VALUE		217,143	
TOTAL EXEMPTION VALUE		HX HB	51,411
BASE TAXABLE VALUE		165,732	
TOTAL JUST VALUE		318,000	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		333,347	

PERMIT NUM DESCRIPTION AMT ISSUED

94-01225 ADDITION 2,096 08/01/1994

7230 NEW CONSTR 56,266 05/16/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2210/1833	7/12/2018	WD Q	I		01	235,000

GRANTOR: COLEMAN STEVEN & JUST

GRANTEE: CREGER JOSHUA & TOR

1088/0235 10/16/2002 WD Q I 135,000

GRANTOR: BLAKE COURTNEY V

GRANTEE: COLEMAN STEVEN R

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W8 L2 U2 PTO=[YR=2008] N14 W12 S8
FSP=[YR=1993] W18 S15 E18 N15 \$ S8 E6 R2 U2 E4\$ W4 D2 L2
W6 S7 W18 N7 W14 S32 E11 FOP=[YR=2008] E11 U3 L3 W8 S3\$ N3
E8 R3 D3 E5 R3 U3 E5 FGR=[YR=1993] S20 E19 N20 W19\$ E19
N3 E2 N6 W2 N20\$.

EXTRA FEATURES

95109 PALMETTO TRL, FERNANDINA BEACH

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	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	66	2,310	

BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/24/2025 MLU

LAND DESCRIPTION

TOTAL OB/XF 2,310

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