

CARDERARA JOSHUA & SHAWNI M
95099 PALMETTO TRL
FERNANDINA BEACH, FL 32034

40-2N-28-1590-0046-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																							
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY																													
Exterior Wall		30		VINYL 90		0900		01		2,108		107.9029		149.99		316,179		1988		1988		0		0		0		17.49		82.51		VALUATION BY					STANDARD																						
Exterior Wall		20		FACE BRICK 10		1		SNGL FAM		100%		- 2022		Heated Area: 1716		HX Base Yr 2022																Tax Group: 4					Tax Dist:																						
Roof Structur		03		GABLE/HIP 100																												BUILDING MARKET VALUE					260,879																						
Roof Cover		12		MODULAR MT 100																												TOTAL MARKET OB/XF VALUE					2,334																						
Interior Wall		05		DRYWALL 100																												TOTAL LAND VALUE - MARKET					85,000																						
Interior Floo		11		CLAY TILE 60																												TOTAL MARKET VALUE					348,213																						
Interior Floo		13		LVT/LAMNT 40																												SOH/AGL Deduction					35,219																						
Air Condition		03		CENTRAL 100																												ASSESSED VALUE					312,994																						
Heating Type		04		AIR DUCTED 100																												TOTAL EXEMPTION VALUE					HX HB 51,411																						
Bedrooms		3		100																												BASE TAXABLE VALUE					261,583																						
Bathrooms		2		100																												TOTAL JUST VALUE					348,213																						
Frame		02		WOOD FRAME 100																												NCON VALUE					0																						
Stories		1.		1. 100																												INCOME VALUE																											
Units		0		100																												PREVIOUS YEAR MKT VALUE					367,563																						
BUD8 Adjustme		04		DIST 01 100																																																							
Occupancy		00		NONE 100																																																							
Quality		02		Quality Level 02																																																							
DOR CODE		0100		SINGLE FAMILY																																																							
MAP NUM				MKT AREA																																																							
NEIGHBORHOOD/LOC		4013.00																																																									
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																																																	
BAS		1,456		100		1993		1,456		180,189																																																	
BAS		260		100		1996		260		32,176																																																	
FGR		441		55		1993		243		30,073																																																	
FOP		24		30		1993		7		866																																																	
FOP		120		30		1996		36		4,456																																																	
USP		264		30		1993		79		9,777																																																	
UST		60		45		1993		27		3,342																																																	
TOTALS		2,625						2,108		260,879																																																	
EXTRA FEATURES										95099 PALMETTO TRL, FERNANDINA BEACH										BLD DATE										LGL DATE										04/24/2025										MLU									
																				XF DATE										LAND DATE																													
																				INC DATE										AG DATE																													
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		1988		1988		3		60		2,100																															
3		1242		WD DECK A		0 100		13 9		117.00		SF		10.00		10.00		100		1994		1994		3		20		234																															