LOT 51
IN OR 1317/12
OTTER RUN PB 5/156

FANKHAUSER NANCY
95037 PALMETTO TRAIL
FERNANDINA BEACH, FL 32034

2026

40-2N-28-1590-0051-0000

BUILDING CHARACTERISTICS

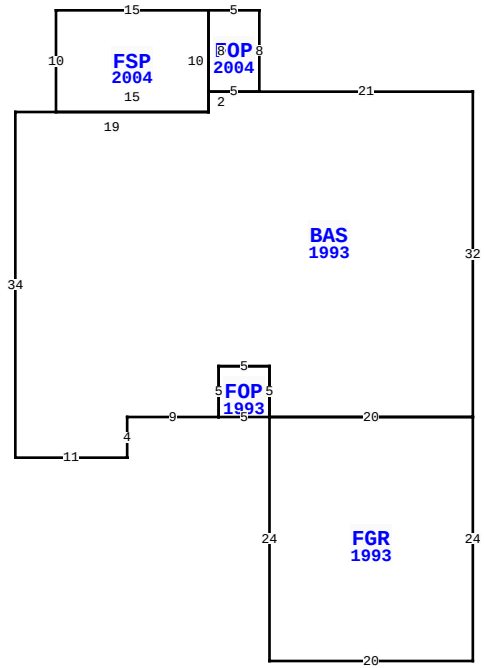
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,421	100	1993	1,421	170,519
FGR	480	55	1993	264	31,680
FOP	25	30	1993	8	960
FOP	40	30	2004	12	1,440
FSP	150	40	2004	60	7,200
TOTALS	2,116			1,765	211,800

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,765	102.8850	143.01	252,413	1993	1993	0	0	0	16.09	83.91

1 SNGL FAM 100% - 2006 Heated Area: 1421 HX Base Yr 2006



95037 PALMETTO TRL, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		211,800
TOTAL MARKET OB/XF VALUE		3,986
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		300,786
SOH/AGL Deduction		154,767
ASSESSED VALUE		146,019
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		94,608
TOTAL JUST VALUE		300,786
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		308,537

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230015812		35,918	12/12/2023
R1313327	ROOF	9,950	01/01/2013
B0209296	CARPORT	2,000	02/01/2002
B0109085	NEW CONSTR	5,045	12/01/2001
0240	NEW CONSTR	60,518	05/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1317/0012	5/12/2005	WD	Q	I		181,500
GRANTOR: STRONG ROBERT E &						
GRANTEE: FANKHAUSER NANCY						
1017/1614	11/02/2001	WD	Q	I		129,000
GRANTOR: STONE DANIEL R & AUDR						
GRANTEE: STRONG ROBERT & SHI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W21 FOP=[YR=2004] N8 W5 FSP=[YR=2004] W15 S10 E15 N10 $ S8 E5 $ W5 S2 W19 S34 E11 N4 E9 FOP=[YR=1993] E5 FGR=[YR=1993] S24 E20 N24 W20 $ N5 W5 S5 $ N5 E5 S5 E20 N32 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	70	2,450	
3	0351	CARPORT MT	0	100	32	24	768.00	SF	10.00	10.00	100	2004	2004	3	20	1,536	

LAND DESCRIPTION

TOTAL OB/XF 3,986

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