LOT 93
OTTER RUN PB 5/156

BUCHANAN CLAYTON
1360 AUTUMN TRACE
FERNANDINA BEACH, FL 32034

2026

40-2N-28-1590-0093-0000

BUILDING CHARACTERISTICS

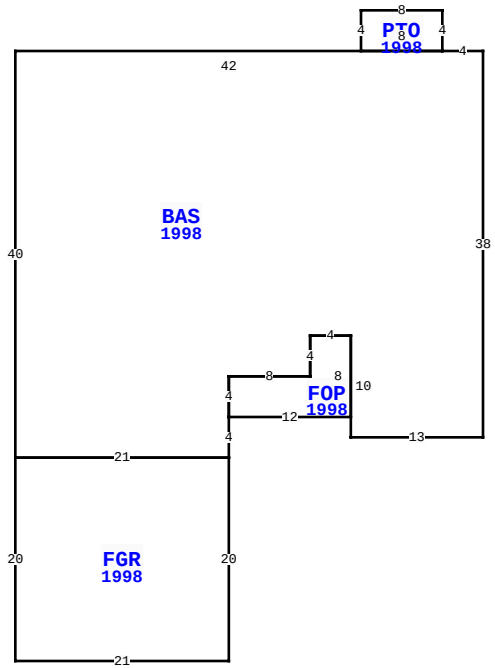
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	31	HARDIE BRD 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,702	100	1998	1,702	220,882
FGR	420	55	1998	231	29,979
FOP	64	30	1998	19	2,465
PTO	32	5	1998	2	259
TOTALS	2,218			1,954	253,586

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,954	107.6236	149.60	292,318	1998	1998	0	0	0	13.25	86.75

1 SNGL FAM 0% - 2026 Heated Area: 1702 HX Base Yr



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

95222 PALMETTO TRL, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	253,586
TOTAL MARKET OB/XF VALUE	3,773
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	342,359
SOH/AGL Deduction	0
ASSESSED VALUE	342,359
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	342,359
TOTAL JUST VALUE	342,359
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	349,747

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1313758	MTLROOF	12,450	12/01/2013
B24606	REPAIR/RRF	1,900	04/01/2011
974506	NEW CONSTR	70,000	12/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2792/134	6/02/2025	WD	Q	I	01	384,000
GRANTOR: DAVIS TOMMY & TRACEY						
GRANTEE: BUCHANAN CLAYTON						
2044/0606	5/03/2016	WD	Q	I	01	195,000
GRANTOR: CAMERON DAVID L & REB						
GRANTEE: DAVIS TOMMY & TRACE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W4 PTO=[YR=1998] N4 W8 S4 E8 $ W42 S40
FGR=[YR=1998] S20 E21 N20 W21 $ E21 N4 FOP=[YR=1998] E12 N8
W4 S4 W8 S4 $ N4 E8 N4 E4 S10 E13 N38 $.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	79	2,765	
4	0912	SCRN RM G	0	0	12	20	240.00	SF	21.00	21.00	100	1998	1998	3	20	1,008	

LAND DESCRIPTION

TOTAL OB/XF 3,773

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	0	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