LOT 94
OTTER RUN PB 5/156

MYNES ROY LEON L/E/
95204 PALMETTO TRAIL
FERNANDINA BEACH, FL 32034

2026

40-2N-28-1590-0094-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

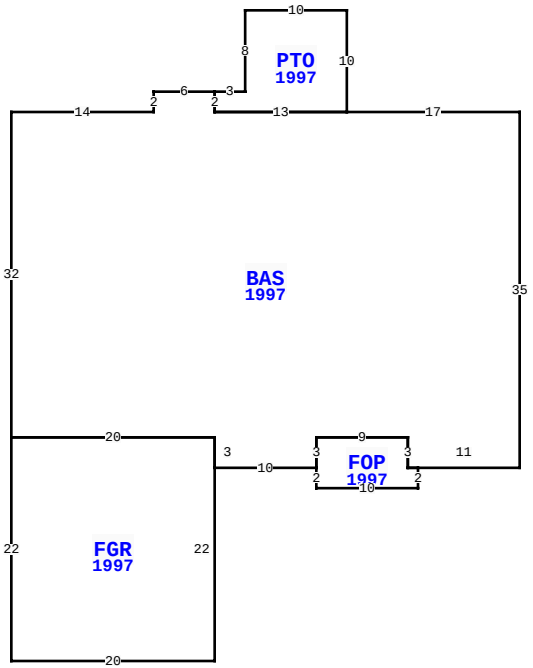
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,675	100	1997	1,675	231,354
FGR	440	55	1997	242	33,426
FOP	47	30	1997	14	1,934
PTO	106	5	1997	5	690
TOTALS	2,268			1,936	267,405

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,936	112.2786	156.07	302,152	1997	2002	0	0	0	11.50	88.50

1 SNGL FAM 100% - 2006 Heated Area: 1675 HX Base Yr 2006



95204 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		267,405
TOTAL MARKET OB/XF VALUE		49,417
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		401,822
SOH/AGL Deduction		224,185
ASSESSED VALUE		177,637
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		126,226
TOTAL JUST VALUE		401,822
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		387,511

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1313598	MTL ROOF	11,600	08/01/2013
B0516182	SWIM POOL	29,000	01/01/2005
963250	CHNGE SRVC	0	12/01/1996
963433	NEW CONSTR	65,458	11/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2507/1597	10/13/2021	QC	U	I	11	100
GRANTOR: MYNES ROY LEON						
GRANTEE: CANNON LISA M & MAR						
2236/0128	10/26/2018	QC	U	I	11	100
GRANTOR: MYNES ROY LEON L/E						
GRANTEE: MYNES ROY L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W17 PTO=[YR=1997] N10 W10 S8 W3 S2 E13 $ W13 N2 W6 S2 W14 S32 FGR=[YR=1997] S22 E20 N22 W20 $ E20 S3 E10 FOP=[YR=1997] S2 E10 N2 W1 N3 W9 S3 $ N3 E9 S3 E11 N35 $.

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	1997	1997	3	77	2,695	
5	1076	TRELLIS A	0	100	14	11	154.00	SF	7.50	7.50	100	2004	2004	3	85	982	
6	0510	GARAGE WD-	0	100	24	12	288.00	SF	35.00	35.00	100	2004	2004	3	30	3,024	
7	0751	UOP	0	100	12	6	72.00	SF	10.00	10.00	100	2004	2004	3	30	216	
9	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2005	2005	04	85	42,500	

LAND DESCRIPTION

TOTAL OB/XF 49,417

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