LOT 104
IN OR 689 PG 103
OTTER RUN PB 5/156

PEEPLES DAVID D & BRENDA J
95044 PALMETTO TRAIL
FERNANDINA BEACH, FL 32034

2026

40-2N-28-1590-0104-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

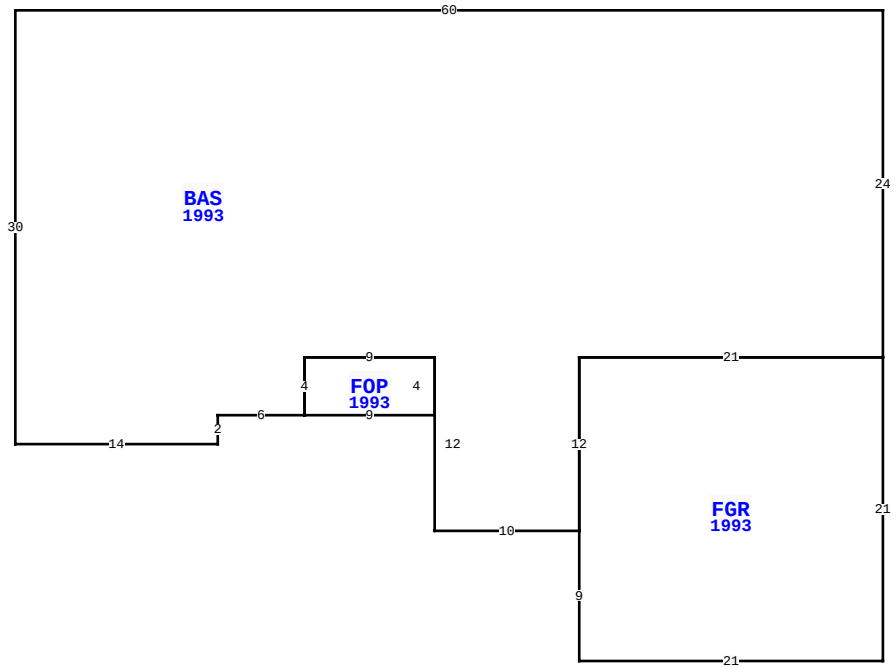
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,668	100	1993	1,668	193,496
FGR	441	55	1993	243	28,189
FOP	36	30	1993	11	1,276
TOTALS	2,145			1,922	222,961

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,922	100.4549	139.63	268,369	1993	1993	0	0	0	16.92	83.08

1 SNGL FAM 100% - 1995 Heated Area: 1668 HX Base Yr 1995



95044 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		222,961
TOTAL MARKET OB/XF VALUE		2,450
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		310,411
SOH/AGL Deduction		167,120
ASSESSED VALUE		143,291
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		91,880
TOTAL JUST VALUE		310,411
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		314,078

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1313326	ROOF	10,800	01/01/2013
350	NEW CONSTR	64,729	07/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0689/0103	9/27/1993	WD	Q	I		106,200
GRANTOR: TREVETT HOMES INC						
GRANTEE: PEEPLES DAVID & B J						
0684/1370	7/13/1993	WD	Q	V		20,000
GRANTOR: OTTER RUN PARTNSHIP						
GRANTEE: PEEPLES DAVID & B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 S30 E14 N2 E6 FOP=[YR=1993] E9 N4 W9 S4$ N4 E9 S12 E10 FGR=[YR=1993] S9 E21 N21 W21 S12 $ N12 E21 N24$.

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	

LAND DESCRIPTION

TOTAL OB/XF 2,450

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	000134	C	RES POND	100	0003	RS-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