

PORTER GENE E & Nanci L
96300 PALM BLUFF DR
FERNANDINA BEACH, FL 32034

46-3N-28-0000-0002-0220

NASSAU COUNTY PROPERTY					PAGE 1 of 1		4	
VALUATION SUMMARY								
VALUATION BY				STANDARD				
Tax Group: 4				Tax Dist:				
BUILDING MARKET VALUE				1,042,927				
TOTAL MARKET OB/XF VALUE				106,024				
TOTAL LAND VALUE - MARKET				525,088				
TOTAL MARKET VALUE				1,674,039				
SOH/AGL Deduction				703,611				
ASSESSED VALUE				970,428				
TOTAL EXEMPTION VALUE				HX HB 51,411				
BASE TAXABLE VALUE				919,017				
TOTAL JUST VALUE				1,674,039				
NCON VALUE				0				
INCOME VALUE								
PREVIOUS YEAR MKT VALUE				1,721,649				
PERMIT NUM		DESCRIPTION		AMT		ISSUED		
B1327333		CO ISSUED		0		06/23/2014		
B1428808		26X36 SHED		39,761		05/01/2014		
B1428485		SWIM POOL		28,000		03/01/2014		
B1428209		GARAGE		48,453		01/01/2014		
E1326334		NEW CONSTR		0		07/01/2013		
B1327333		NEW CONSTR		436,049		06/01/2013		
SALES DATA								
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE
1869/0374		7/17/2013		WD	U	V	11	100
GRANTOR: MULRAIN MARK A								
GRANTEE: PORTER GENE E & NAN								
1778/1671		12/14/2011		WD	U	V	11	100
GRANTOR: MULRAIN MARK A								
GRANTEE: PORTER GENE E & NAN								
BUILDING NOTES								
BUILDING DIMENSIONS								
FST=[YR=2014] W6 FOP=[YR=2014] N8 DCK=[YR=2014] N4 W56 S4 E56 \$ W56 S15 FGR=[YR=2014] S35 E22 N25 W5 N10 W17 \$ E17 U7 R7 E9 D7 R7 U2 R2 E3 D2 R2 U7 R7 E2 \$ W2 D7 L7 U2 L2 W3 D2 L2 U7 L7 W9 D7 L7 S10 E5 S25 E34 N7 E6 N2 E4 N17 W4 N16 \$ PTR= E30 FOP=[YR=2014] E56 STR=[YR=2014] E10 S7 W4 BAS=[YR=2014] S15 E4 S17 W4 S2 W6 S2 FOP=[YR=2014] S5 W22 STR=[YR=2014] S10 E8 S6 W28 N6 E8 N10 E12 \$ W34 N16 E9 S8 E15 N1 E9 S1 E14 S3 E9 \$ W9 N3 W14 N1 W9 S1 W15 N7 W9 N8 U2 L2 N5 U2 R2 N2 E17 U7 R7 E9 D7 R7 U2 R2 E3 D2 R2 U7 R7 E8\$ W6 N7 \$ S7 W2 D7 L7 U2 L2 W3 D2 L2 U7 L7 W9 D7 L7 W17 N14 \$ W30 \$ PTR= N30 FUS=[YR=2014] N18 W6 U2 L2 N5 U2 R2 N2 E17 S20 E18 N20 E12 S14 E6 S10 W6 S5 W14 N5								
ND UE	OTHER ADJUSTMENTS AND NOTES		YEAR	DENSITY	DECL	FRZ	YR	CONSRV
25,088								
Common: 525,088 PRINTED 07/09/2026 BY SYS								