

HUMPHREY GARY D
845 ELLEN ST
FERNANDINA BEACH, FL 32034

00-00-31-1700-0040-0000

[illegible]

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845 ELLEN ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1700-0040-0000

BUILDING CHARACTERISTICS

ELEMENT CD

CONSTRUCTION

Exterior Wall Roof Structur

10 02

ABOVE AVG 100 SHED 100

Roof Cover Interior Wall Interior Floor Air Condition Heating Type Bedrooms Bathrooms Frame Stories Units Occupancy

12 05 13 04 03 04 01 02 2. 00 00

MODULAR MT 100 DRYWALL 100 LVT/LAMNT 100 CENTRAL 100 AIR DUCTED 100 1 100 WOOD FRAME 100 2. 100 0 100 NONE 100

Quality DOR CODE MAP NUM NEIGHBORHOOD/LOC

03 0800

Quality Level 03 MULTI-FAMILY MKT AREA 01 1024.00

AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE

BAL BAS FGR FOP

65 625 625 140

15 100 55 30

10 625 344 42

599 37,422 20,597 2,515

TOTALS

1,455 1,021 61,132

EXTRA FEATURES

845 ELLEN ST, FERNANDINA BEACH

L N 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

LAND DESCRIPTION

TOTAL OB/XF 0

L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T DPTH FACT % COND TOT ADJ UNIT PRICE ADJ UNIT PRICE LAND VALUE OTHER ADJUSTMENTS AND NOTES YEAR DENSITY DECL FRZ YR CONSRV

REVIEW DATE 09/17/2019 BY DJ Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/02/2023 BY SYS

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0150 01 1,021 120.9600 60.48 61,750 2019 2019 0 0 1.00 99.00

Heated Area: 625 HX Base Yr 2015

FGR 2019

BAS 2019

FOP 2019

BAL 2019

NASSAU COUNTY PROPERTY PAGE 2 of 2 2

VALUATION SUMMARY

VALUATION BY STANDARD

Tax Group: 2 Tax Dist:

BUILDING MARKET VALUE 423,956

TOTAL MARKET OB/XF VALUE 40,422

TOTAL LAND VALUE - MARKET 300,000

TOTAL MARKET VALUE 764,378

SOH/AGL Deduction 361,674

ASSESSED VALUE 402,704

TOTAL EXEMPTION VALUE HX HB 50,000

BASE TAXABLE VALUE 352,704

TOTAL JUST VALUE 764,378

NCON VALUE 0

INCOME VALUE

PREVIOUS YEAR MKT VALUE 606,405

PERMIT NUM DESCRIPTION AMT ISSUED

SALES DATA

OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE

1911/1874 3/31/2014 WD U I 11 100

GRANTOR: WISEMAN ANN MARIE

GRANTEE: HUMPHREY GARY D

1909/1634 3/31/2014 WD Q I 01 400,000

GRANTOR: WISEMAN ANN MARIE

GRANTEE: HUMPHREY GARY D

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2019] W25 S25 E25 N25\$ PTR= E15 BAS=[YR=2019] E25 S25 BAL=[YR=2019] S5 W13 FOP=[YR=2019] W16 N20 E4 S15 E12 S5\$ N5 E13\$ W25 N25\$ W15\$.