

LOT 55
IN OR 1622/589
ESMT OR 1769/586

GUY ELLEN
95057 BUCKEYE COURT
FERNANDINA BEACH, FL 32034

2023

26-2N-28-006A-0055-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

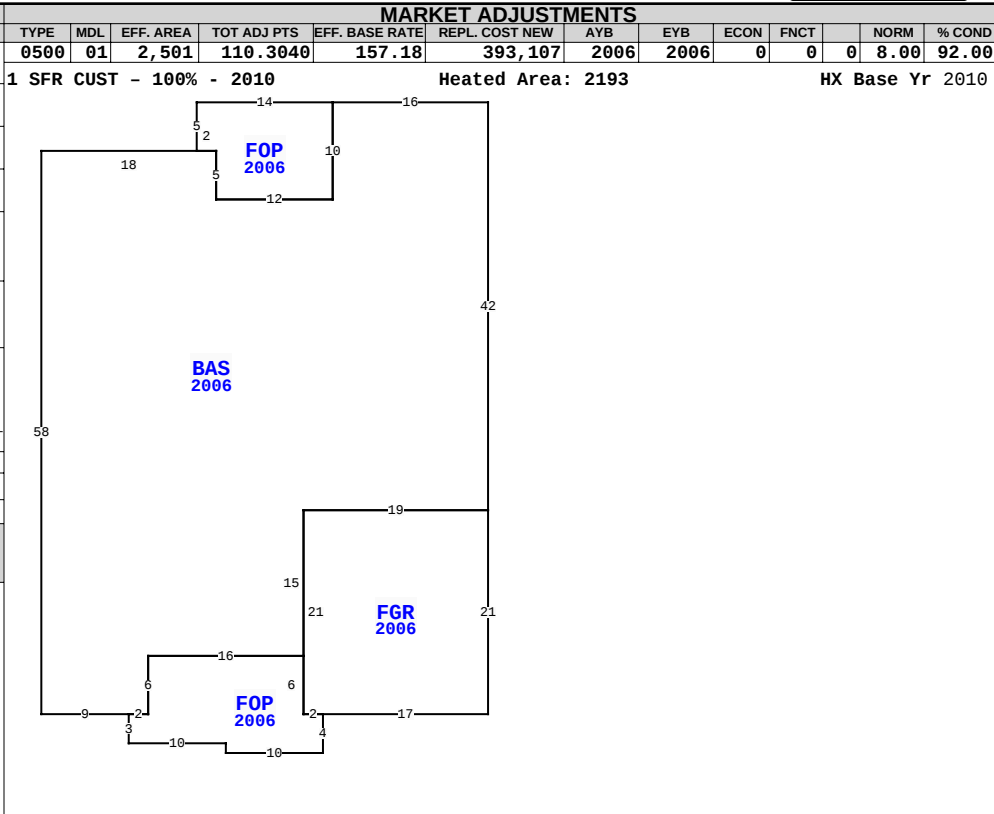
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4042.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,193	100	2,193	317,120
FGR	399	55	219	31,668
FOP	130	30	39	5,640
FOP	166	30	50	7,230

TOTALS	2,888		2,501	361,658
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	40	16	640.00	SF	6.50	6.50	100	2006
2	0810	CONCRETE A	0 100	10	3	30.00	SF	6.50	6.50	100	2006

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000135	C	SFR CNSVTN	100		PUD	0.00	0.00	1.00	LT	



95057 BUCKEYE CT, FERNANDINA BEACH	BLD DATE	LGL DATE	06/12/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
3,833											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		361,658	
TOTAL MARKET OB/XF VALUE		3,833	
TOTAL LAND VALUE - MARKET		103,500	
TOTAL MARKET VALUE		468,991	
SOH/AGL Deduction		297,720	
ASSESSED VALUE		171,271	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		121,271	
TOTAL JUST VALUE		468,991	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		384,608	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M11148	H/AC	0	03/01/2006
E16825	NEW CONSTR	1,950	02/01/2006
P10612	NEW CONSTR	0	01/01/2006
C16731	CO ISSUED	300,000	12/01/2005
R08643	REPAIR/RRF	5,000	12/01/2005
B16731	NEW CONSTR	300,000	12/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / V	RSN CD	SALE PRICE
2003/1820	9/16/2015	SW U	V	11	100
GRANTOR: AMELIA NATIONAL ENTER					
GRANTEE: WEEKLEY HOMES LP					
1622/0589	5/05/2009	WD U	I	12	185,000
GRANTOR: THE BANK OF NEW YORK					
GRANTEE: GUY ELLEN					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2006] W16 FOP=[YR=2006] W14 S5 E2 S5 E12N10\$ S10 W12 N5W18 S58E9 FOP=[YR=2006] S3E10S1E10N4 FGR=[YR=2006] E17 N21 W19 S21E2\$ W2N6 W16S6 W2\$ E2N6E16N15E19N42\$.											