LOT 59
ESMT OR 1769/598
AMELIA NATIONAL #1 PB 7/48

ELLSEY KIMBERLY A & JOSEPH E
95011 BUCKEYE CT
FERNANDINA BEACH, FL 32034

2023

26-2N-28-006A-0059-0000

BUILDING CHARACTERISTICS

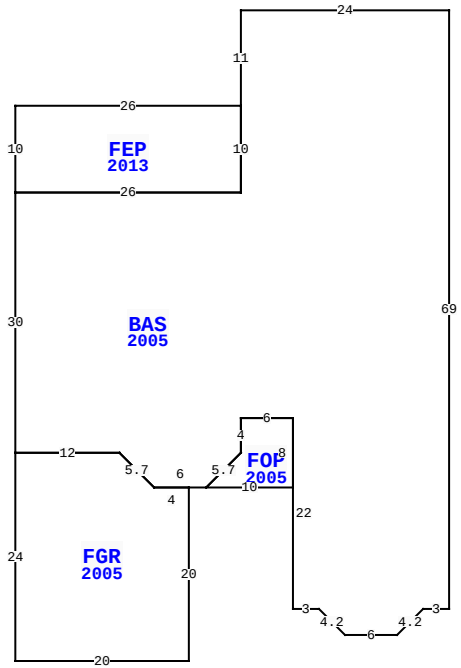
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	2,371	100	2,371	338,046
FEP	260	80	208	29,656
FGR	456	55	251	35,787
FOP	56	30	17	2,424
TOTALS	3,143		2,847	405,912

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,847	109.3440	155.82	443,620	2005	2005	0	0	0	8.50	91.50

1 SFR CUST – 100% - 2021 Heated Area: 2371 HX Base Yr 2021



95011 BUCKEYE CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/12/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		405,912
TOTAL MARKET OB/XF VALUE		7,720
TOTAL LAND VALUE - MARKET		103,500
TOTAL MARKET VALUE		517,132
SOH/AGL Deduction		239,672
ASSESSED VALUE		277,460
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		227,460
TOTAL JUST VALUE		517,132
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		422,565

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M2006930	H/AC	3,000	08/01/2020
B1327967	REMODEL	16,000	11/01/2013
M10092	H/AC	0	08/01/2005
P0509609	NEW CONSTR	0	06/01/2005
C15061	CO ISSUED	250,000	04/01/2005
R07511	REPAIR/RRF	5,000	04/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2643/310	5/25/2023	WD	Q	I	01	487,500
GRANTOR: GLICKMAN SANDRA & BRU						
GRANTEE: ELLSEY KIMBERLY A &						
2400/0638	10/13/2020	WD	Q	I	01	326,500
GRANTOR: FIN HOMES LLC						
GRANTEE: GLICKMAN SANDRA & B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W24 S11 FEP=[YR=2013] W26 S10 E26 N10 $ S10 W26 S30 FGR=[YR=2005] S24 E20 N20 W4 U4 L4 W12$ E12 D4 R4 E6 FOP=[YR=2005] E10 N8 W6 S4 L4 D4 $ U4 R4 N4 E6 S22 E3 D3 R3 E6 U3 R3 E3 N69 $.

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	90	3,150	
2	0810	CONCRETE A	0	100	40	3	120.00	SF	6.50	6.50	100	2005	2005	3	87	679	
3	0810	CONCRETE A	0	100	43	16	688.00	SF	6.50	6.50	100	2005	2005	3	87	3,891	

LAND DESCRIPTION

TOTAL OB/XF 7,720

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	000135	C	SFR CNSVTN	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	0.90	115,000.00	103,500.00	103,500							

REVIEW DATE 04/27/2018 BY KWX Total Acres: 0.00 Total Land Value: 103,500 Market: 0 Agricultural: 0 Common: 103,500 PRINTED 08/02/2023 BY SYS