

BLOCK 1 PT OF LOT 5 (S-1)
ESMT OR 1540/199
WILLOW BRANCH ACRES PB 4/58

NESMITH E KELLY/FINKELSTEIN DAVID
95002 JUSTIN CT
FERNANDINA BEACH, FL 32034-1157

2023

31-2N-28-4955-0001-0051



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
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	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		04

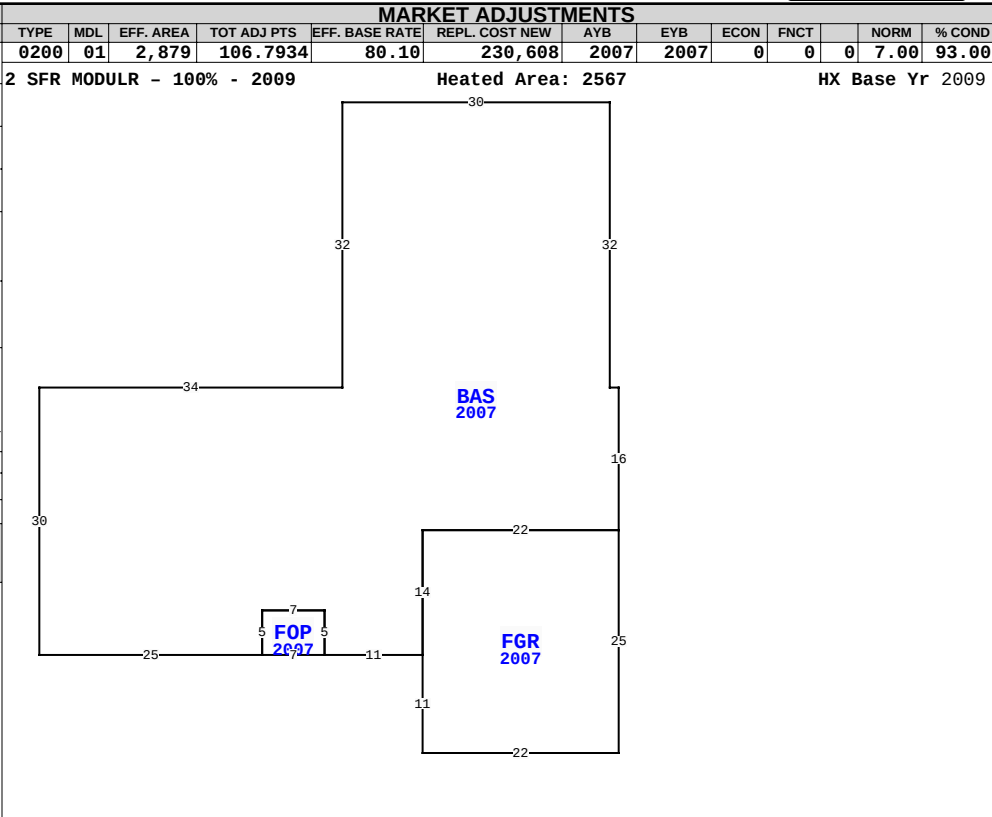
NEIGHBORHOOD/LOC 4007.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,567	100	2,567	191,224
FGR	550	55	302	22,497
FOP	35	30	10	745

TOTALS	3,152		2,879	214,465
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	0	0	399.00	SF	6.50
2	1242	WD DECK A	0	100	32	12	384.00	SF	10.00
3	0861	POOL GUNIT	0	100	24	12	288.00	SF	85.00
4	0855	CONC PAVER	0	100	0	0	590.00	SF	7.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0005	OR	0.00	0.00	1.72

REVIEW DATE	12/27/2019	BY	KW
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95002 JUSTIN CT, FERNANDINA BEACH	BLD DATE	LGL DATE	05/30/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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
1	0810	CONCRETE A	0	100	0	0	399.00	SF	6.50	6.50	100	2007	2007	3	89	2,308	
2	1242	WD DECK A	0	100	32	12	384.00	SF	10.00	10.00	100	2009	2009	3	45	1,728	
3	0861	POOL GUNIT	0	100	24	12	288.00	SF	85.00	85.00	100	2010	2010	3	64	15,667	
4	0855	CONC PAVER	0	100	0	0	590.00	SF	7.00	7.00	100	2010	2010	3	92	3,800	

TOTAL OB/XF										23,503							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000100	C	SFR	100	0005	OR	0.00	0.00	1.72	AC		1.00	1.00	0.90	75,000.00	67,500.00	116,100

Total Acres: 1.72	Total Land Value: 116,100	Market: 0	Agricultural: 0	Common: 116,100
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NASSAU COUNTY PROPERTY				PAGE 1 of 2	4
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 4		Tax Dist:			
BUILDING MARKET VALUE				235,028	
TOTAL MARKET OB/XF VALUE				23,503	
TOTAL LAND VALUE - MARKET				116,100	
TOTAL MARKET VALUE				374,631	
SOH/AGL Deduction				173,602	
ASSESSED VALUE				201,029	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				151,029	
TOTAL JUST VALUE				374,631	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				303,192	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1907375	CARPORT	10,235	09/01/2019
B1024224	SWIM POOL	27,000	12/17/2010
B22723	GARAGE	44,616	07/01/2009
B20133	MODULAR	0	11/01/2007
E20253	ELEC OTHER	0	11/01/2007
P12762	OTHER	0	10/01/2007

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1327/1960	6/23/2005	WD U	I	I	07	100	
GRANTOR: CONNELL CHARLES E							
GRANTEE: NESMITH E KELLY & D							
1319/0141	5/20/2005	WD Q	I	I		55,000	
GRANTOR: CONNELL CHARLES E							
GRANTEE: NESMITH E KELLY & D							

BUILDING NOTES							
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BUILDING DIMENSIONS							
BAS=[YR=2007] W30S32W34S30E25 FOP=[YR=2007] E7N5W7S5\$N5 E7 S5 E11 FGR=[YR=2007] S11 E22 N25 W22 S14\$ N14 E22 N16 W1 N32\$.							

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