BLOCK 1 LOT 8
IN OR 762 PG 1022
WILLOW BRANCH ACRES PB 4/58

EIDSON ELIZABETH A
95055 JUSTIN CT
FERNANDINA BEACH, FL 32034

2023

31-2N-28-4955-0001-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

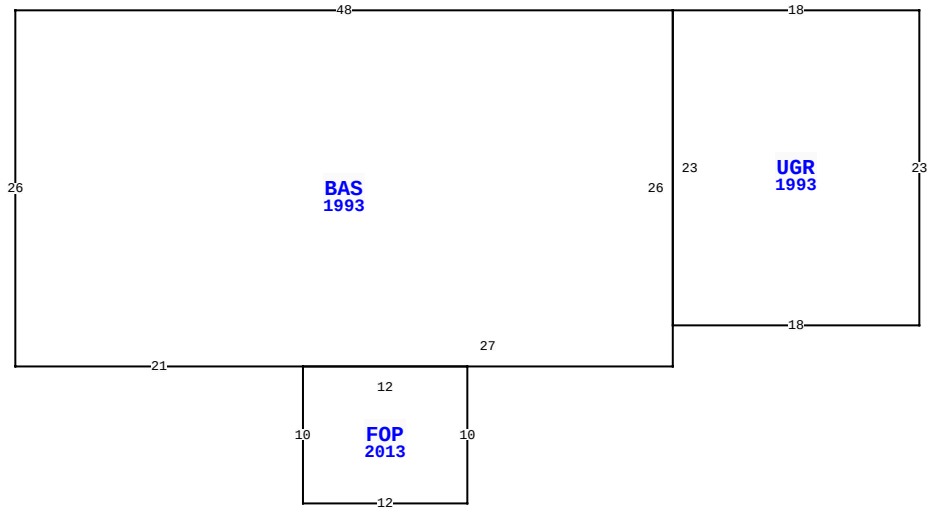
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	1,248	100	1,248	110,466
FOP	120	30	36	3,186
UGR	414	45	186	16,464
TOTALS	1,782		1,470	130,116

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,470	118.8810	107.29	157,716	1980	1980	0	0	0	17.50	82.50

1 SINGLE FAM – 100% - 1997 Heated Area: 1248 HX Base Yr 1997



95055 JUSTIN CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/30/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		130,116
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		81,000
TOTAL MARKET VALUE		211,116
SOH/AGL Deduction		130,444
ASSESSED VALUE		80,672
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		30,672
TOTAL JUST VALUE		211,116
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		162,457

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1707547	REPAIR/RRF	6,500	12/01/2017
94-0214	REPAIR/RRF	1,600	12/19/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0762/1022	6/10/1996	WD	Q	I		46,000
GRANTOR: MCCLOSKEY CHARLES M &						
GRANTEE: EIDSON ELIZABETH A						
0736/1468	8/17/1995	WD	Q	I		59,000
GRANTOR: NORTHEY THOMAS J JR						
GRANTEE: MCCLOSKEY CHARLES M						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1993] W18 BAS=[YR=1993] W48 S26 E21FOP=[YR=2013] S10 E12 N10 W12$ E27 N26 $ S23 E18 N23 $.

EXTRA FEATURES

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
1	000100	C	SFR	100	0005	OR	0.00	0.00	1.08	AC		1.00	1.00	1.00	75,000.00	75,000.00	81,000							

REVIEW DATE 01/29/2018 BY KW Total Acres: 1.08 Total Land Value: 81,000 Market: 0 Agricultural: 0 Common: 81,000 PRINTED 08/02/2023 BY SYS