BLOCK 1 LOT 9
R621465 & R621466
IN OR 998/1289

MAXWELL DANNY L & ELIZABETH
95055 JUSTIN CT
FERNANDINA BEACH, FL 32034

2023

31-2N-28-4955-0001-0090

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC RESIDENTIAL	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4007.00		

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

MARKET ADJUSTMENTS

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

JUSTIN CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	21,806
TOTAL LAND VALUE - MARKET	76,238
TOTAL MARKET VALUE	98,044
SOH/AGL Deduction	40,861
ASSESSED VALUE	57,183
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	57,183
TOTAL JUST VALUE	98,044
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	62,388

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0209826	NEW CONSTR	2,000	06/01/2002
996233	CHNGE SRVC	0	11/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0998/1289	7/19/2001	WD	Q	I		36,500
GRANTOR: MALLONEE GEORGE R & D						
GRANTEE: MAXWELL DANNY L & E						
0915/1097	1/14/2000	WD	U	I	07	100
GRANTOR: COMPANION MORTGAGE CO						
GRANTEE: MALLONEE GEORGE & D						

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	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2001	2001	3	100	6,000	
2	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2001	2001	3	100	6,000	
3	0200	BARN WD 0-	0	0	36	36	1,296.00	SF	20.00	20.00	100	2002	2002	3	32	8,294	
4	0940	SHEDS/PORT	0	0	20	16	320.00	SF	22.50	22.50	100	2002	2002	3	21	1,512	

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 21,806

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	000700	C	MISC RES	0		OR	0.00	0.00	1.07	AC		1.00	1.00	0.95	75,000.00	71,250.00	76,238							

REVIEW DATE 05/24/2021 BY KWA Total Acres: 1.07 Total Land Value: 76,238 Market: 0 Agricultural: 0 Common: 76,238 PRINTED 08/02/2023 BY SYS