

PT OF E1/2 OF NW1/4
IN OR 2588/979
ESMT OR 537/796

GILBERT ELIZABETH V
95061 LOUSHELTONY RD
FERNANDINA BEACH, FL 32034

2023

32-2N-28-0000-0012-0040



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY										
Exterior Wall	20	FACE BRICK 100	0100	01	1,760	118.0200	106.51	187,458	2005	2005	0	0	12.75	87.25	STANDARD										
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 0% - 2023													Heated Area: 1479									
Roof Cover	03	COMP SHNGL 100														HX Base Yr									
Interior Wall	05	DRYWALL 100																							
Interior Floo	13	LVT/LAMNT 70																							
Interior Floo	14	CARPET 30																							
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																							
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			4005.00																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																					
BAS	1,479	100	1,479	137,443																					
FGR	420	55	231	21,467																					
FOP	168	30	50	4,647																					
TOTALS			2,067	1,760	163,557																				
EXTRA FEATURES			95061 LOUSHELTONY RD, FERNANDINA BEACH																						
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									
3	0810	CONCRETE A	0	0	0	190.00	SF	6.50	6.50	100	2005	2005	3	87	1,074										
4	0810	CONCRETE A	0	0	0	250.00	SF	6.50	6.50	100	1995	1995	3	72	1,170										
5	0510	GARAGE WD-	0	0	40	30	1,200.00	SF	21.00	100	2012	2012	3	71	17,892										
LAND DESCRIPTION																									
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	0		OR	0.00	0.00	2.01	AC		1.00	1.00	1.00	75,000.00	75,000.00	150,750								
REVIEW DATE 01/29/2018 BY KW Total Acres: 2.01 Total Land Value: 150,750 Market: 0 Agricultural: 0 Common: 150,750 PRINTED 08/02/2023 BY SYS																									

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2643/1033	9/01/2022	QC	U	I	11	100
GRANTOR: GILBERT ELIZABETH V						
GRANTEE: GILBERT EMILY D						
2637/527	5/08/2023	QC	U	I	11	100
GRANTOR: GILBERT EMILY D						
GRANTEE: GILBERT ELIZABETH V						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W36 FGR=[YR=2005] N20 W21 S20 E21\$ W15 S29 E15 FOP=[YR=2005] S8 E21 N8 W21\$ E36 N29\$.

MARKET ADJUSTMENTS

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

VALUATION BY

Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	163,557
TOTAL MARKET OB/XF VALUE	20,136
TOTAL LAND VALUE - MARKET	150,750
TOTAL MARKET VALUE	334,443
SOH/AGL Deduction	0
ASSESSED VALUE	334,443
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	334,443
TOTAL JUST VALUE	334,443
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	244,880

Diagram of the property layout showing the main building footprint and surrounding areas. The main building is labeled 'BAS 2005' and has dimensions 36x29. There are two smaller areas labeled 'FGR 2005' (21x20) and 'FOP 2005' (21x8). The total area is 20,136.