LOT 8
IN OR 2293/196
ELLIS LANDING SEC 2 UNR

ASTLES MERINDA NUNEZ & JAMES STEVEN
95048 MALLORY WILDER STREET
FERNANDINA BEACH, FL 32034

2023

34-2N-28-5132-0008-0000

BUILDING CHARACTERISTICS

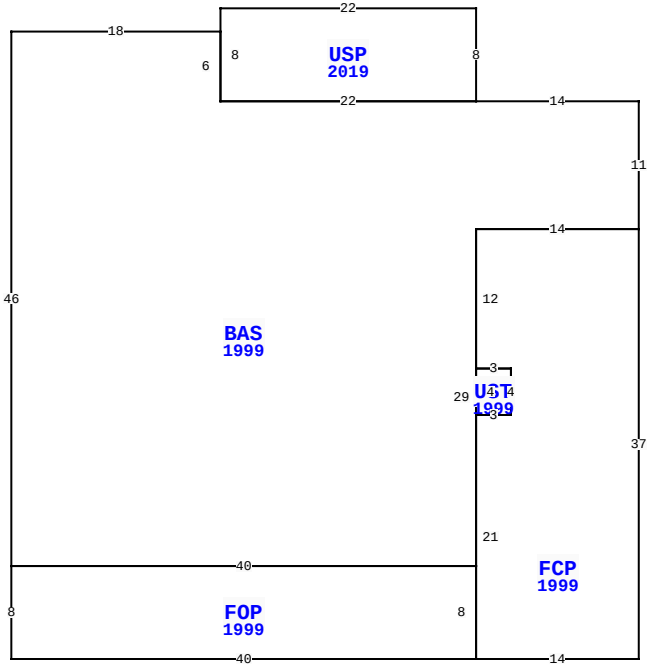
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	1,862	100	1,862	189,594
FCP	506	25	126	12,830
FOP	320	30	96	9,775
USP	176	30	53	5,397
UST	12	45	5	509
TOTALS	2,876		2,142	218,105

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,142	127.1256	114.73	245,752	1999	1999	0	0	0	11.25	88.75

1 SINGLE FAM – 100% - 2020 Heated Area: 1862 HX Base Yr 2020



95048 MALLORY WILDER ST, 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		218,105
TOTAL MARKET OB/XF VALUE		7,331
TOTAL LAND VALUE - MARKET		79,800
TOTAL MARKET VALUE		305,236
SOH/AGL Deduction		122,008
ASSESSED VALUE		183,228
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		133,228
TOTAL JUST VALUE		305,236
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		238,622

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2005861	REPAIR/RRF	13,000	07/01/2020
9905738	NEW CONSTR	80,646	02/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2293/0196	7/23/2019	WD	Q	I	02	227,600
GRANTOR: FL LAND TRUST NO 9504						
GRANTEE: ASTLES MERINDA NUNE						
2277/0302	5/28/2019	CT	U	I	18	136,900
GRANTOR: CLERK OF COURT						
GRANTEE: FL LAND TRUST NO 95						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W14 USP=[YR=2019] N8 W22 S8 E22 $ W22 N6 W18 S46 FOP=[YR=1999] S8 E40 FCP=[YR=1999] E14 N37 W14 S12 UST=[YR=1999] S4 E3 N4 W3 $ E3 S4 W3 S21 $ N8 W40 $ E40 N29 E14 N11 $.

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	0810	CONCRETE A	0	100	26	3	78.00	SF	6.50	6.50	100	1999	1999	3	79	401	
2	0810	CONCRETE A	0	100	0	0	1,256.00	SF	6.50	6.50	100	1999	1999	3	79	6,450	
3	0940	SHEDS/PORT	0	100	8	10	80.00	SF	30.00	30.00	100	1999	1999	3	20	480	

LAND DESCRIPTION

TOTAL OB/XF 7,331

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	000100	C	SFR	100		RS-1	0.00	0.00	0.76	AC		1.00	1.00	1.40	75,000.00	105,000.00	79,800							

REVIEW DATE 07/21/2017 BY KW Total Acres: 0.76 Total Land Value: 79,800 Market: 0 Agricultural: 0 Common: 79,800 PRINTED 08/02/2023 BY SYS