

LOT 1
IN OR 597 PG 199
ELLIS LANDING UNR

PERRY JOHN E SR
3235 WINTERBERRY AVE
FERNANDINA BEACH, FL 32034

2023

44-2N-28-5130-0001-0000



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	05	AVERAGE 100	6500	01	1,773	50.0000	17.50	31,028	1988	1988	0	0	0	50.00	50.00	STANDARD																			
Roof Structur	03	GABLE/HIP 100	1 GARAGE RES - 0% - 0													Heated Area: 1728										HX Base Yr									
Roof Cover	03	COMP SHNGL 100	1616 UOP2019 1414 3636 BAS2019 4848																																
Interior Wall	07	NONE 100																																	
Interior Floo	03	CONC FINSH 100																																	
Air Condition	01	NONE 100																																	
Heating Type	01	NONE 100																																	
Bedrooms	0	100																																	
Bathrooms	0	100																																	
Frame	02	WOOD FRAME 100																																	
Stories	1.	1. 100																																	
Units	0	100																																	
Occupancy	00	NONE 100																																	
Quality			03	Quality Level 03																															
DOR CODE			0700	MISC RESIDENTIAL																															
MAP NUM			MKT AREA												04																				
NEIGHBORHOOD/LOC			4006.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																															
BAS	1,728	100	1,728	15,120																															
UOP	224	20	45	394																															
TOTALS			1,952	1,773	15,514																														
EXTRA FEATURES			ELLIS LANDING 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																		
1	0810	CONCRETE A	0	0	8	8	64.00	SF	6.50	6.50	100	1988	1988	3	57	237																			
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1988	1988	3	100	6,000																			
3	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1988	1988	3	100	6,000																			
LAND DESCRIPTION			TOTAL OB/XF												12,237																				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		RS-1	129.00	110.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000																		
REVIEW DATE 07/09/2020 BY KWA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS																																			