LOT 2
IN OR 597 PG 197 R498395
ELLIS LANDING UNR

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

2023

44-2N-28-5130-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

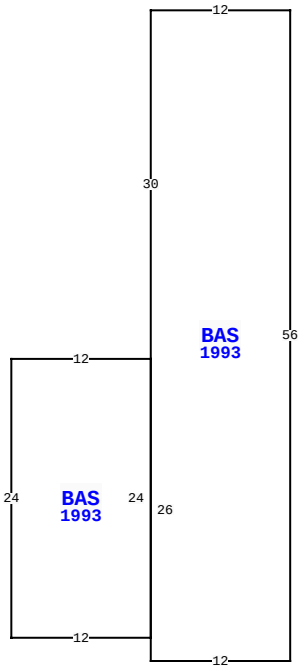
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4006.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	288	100	288	5,279
BAS	672	100	672	12,318
TOTALS	960		960	17,597

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	960	94.0000	61.10	58,656	1966	1985	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 960 HX Base Yr



95703 ARBOR LN, 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	17,597
TOTAL MARKET OB/XF VALUE	1,694
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	64,291
SOH/AGL Deduction	9,302
ASSESSED VALUE	54,989
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	54,989
TOTAL JUST VALUE	64,291
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	58,639

PERMIT NUM	DESCRIPTION	AMT	ISSUED
963090	CHNGE SRVC	115	09/01/1996
5771	REPAIR/RRF	1,500	05/20/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0597/0197	5/14/1990	WD	U	I	10	2,600
GRANTOR: ELLIS FRANCIS & MARY						
GRANTEE: PERRY JOHN & JEAN						
0262/0540	4/01/1978	CD	Q	V		2,395
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 S30 BAS=[YR=1993] W12 S24 E12 N24$ S26 E12 N56 $.

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	0752	USP	0	0	8	12	96.00	SF	15.00	15.00	100	2000	2000	3	29	418	
2	0753	UEP	0	0	10	20	200.00	SF	22.00	22.00	100	2000	2000	3	29	1,276	

LAND DESCRIPTION

TOTAL OB/XF 1,694

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	000102	C	SFR/MH	0		RS-1	132.00	205.00	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