LOTS 4 & 5 OF ELLIS LANDING
S/D UNR & PT OF SAMUEL
HARRISON GRANT SEC 44-2N-28E

LINDES FREDERICK K
95299 ELLIS LANDING RD
FERNANDINA BEACH, FL 32034

2023

44-2N-28-5130-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	04	Quality Level 04

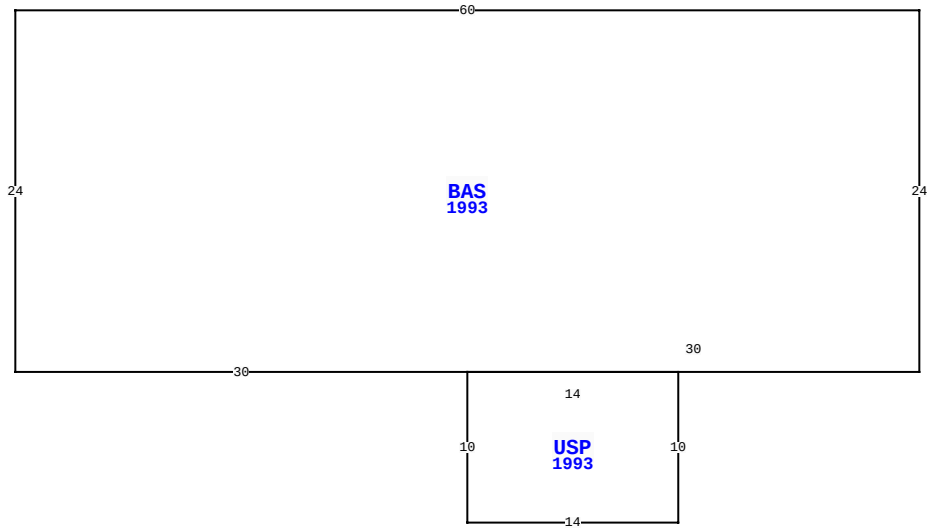
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4006.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100	1,440	32,741
USP	140	50	70	1,592
TOTALS	1,580		1,510	34,333

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,510	116.6000	75.79	114,443	1979	1979	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2019 Heated Area: 1440 HX Base Yr 2019



95299 ELLIS LANDING RD, 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		34,333
TOTAL MARKET OB/XF VALUE		6,490
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		175,823
SOH/AGL Deduction		99,828
ASSESSED VALUE		75,995
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		20,995
TOTAL JUST VALUE		175,823
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		109,293

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7376	REPAIR/RRF	1,000	07/09/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2184/1578	3/21/2018	SW	U	I	37	32,500
GRANTOR: ERICKSEN TODD S						
GRANTEE: LINDES FREDERICK K						
2157/1678	11/14/2017	TX	U	I	11	28,500
GRANTOR: TAX COLLECTOR						
GRANTEE: ERICKSEN TODD S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 S24 E30 USP=[YR=1993] S10 E14 N10 W14$ E30 N24$.

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	0511	GARAGE CB-	0	100	24	26	624.00	SF	40.00	40.00	100	1974	1974	3	26	6,490	

LAND DESCRIPTION

TOTAL OB/XF 6,490

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	108.00	249.00	1.00	LT		1.00	1.00	1.50	45,000.00	67,500.00	67,500							
2	000102	C	SFR/MH	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.50	45,000.00	67,500.00	67,500							

REVIEW DATE 06/14/2017 BY KW Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 08/02/2023 BY SYS