

LOTS 7 & 8
IN OR 571 PG 1152
ELLIS LANDING UNR

BROCKETT DANNY J & ROBIN LYNN
95251 ELLIS LANDING
FERNANDINA BEACH, FL 32034

2023

44-2N-28-5130-0007-0000



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	PAGE 1 of 1 4									
Exterior Wall	10	ABOVE AVG 100	0900	01	1,647	98.2260	116.64	192,106	1987	1987	0	0	15.75	84.25	VALUATION BY STANDARD									
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 0												Heated Area: 1540									
Roof Cover	03	COMP SHNGL 100													HX Base Yr									
Interior Wall	05	DRYWALL 100																						
Interior Floo	14	CARPET 100																						
Air Condition	03	CENTRAL 100																						
Heating Type	04	AIR DUCTED 100																						
Bedrooms		3 100																						
Bathrooms		1.5 100																						
Frame	02	WOOD FRAME 100																						
Stories	1.	1. 100																						
Units		0 100																						
BUD8 Adjustme	04	DIST 01 100																						
Occupancy	00	NONE 100																						
Quality			01	Quality Level 01																				
DOR CODE			0100	SINGLE FAMILY																				
MAP NUM			MKT AREA												04									
NEIGHBORHOOD/LOC			4006.00																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																				
BAS	1,540	100	1,540	151,335																				
FOP	210	30	63	6,191																				
UOP	120	20	24	2,358																				
UOP	100	20	20	1,966																				
TOTALS			1,970	1,647	161,849																			
EXTRA FEATURES					95251 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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	64	2,240									
2	0825	BRICK	0 100	0	0	66.00	SF	12.50	12.50	100	1995	1995	3	91	751									
3	0510	GARAGE WD-	0 100	20	24	480.00	SF	35.00	35.00	100	1996	1996	3	25	4,200									
4	0803	ASPHALT C	0 100	0	0	1,848.00	SF	2.00	2.00	100	1995	1995	3	50	1,848									
TOTAL OB/XF 9,039																								
LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	100.00	210.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	000100	C	SFR	100		RS-1	100.00	210.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
REVIEW DATE 01/22/2019 BY KWA Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 08/02/2023 BY SYS																								