LOT 9
IN OR 2001/1905
R621685 & R621686

EDENFIELD CYNTHIA D
95221 ELLIS LANDING RD
FERNANDINA BEACH, FL 32034

2023

44-2N-28-5130-0009-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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
BUD8 Adjustme	04	DIST 01 100
Quality	06	Quality Level 06

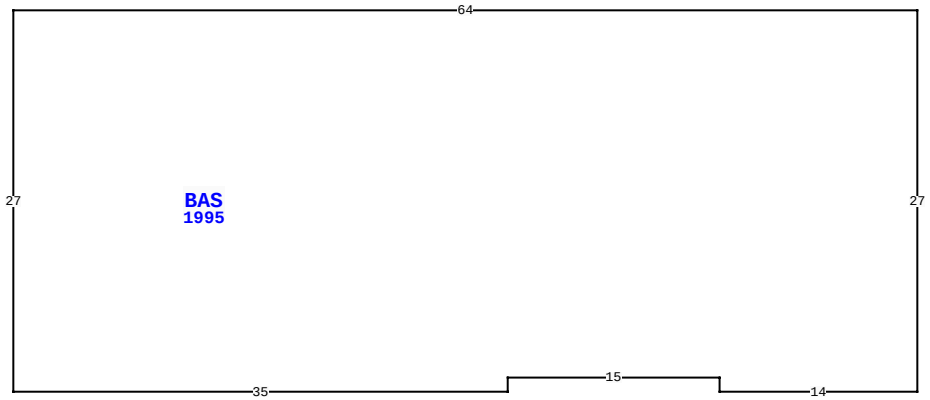
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4006.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,713	100	1,713	87,692
TOTALS	1,713		1,713	87,692

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,713	152.3600	106.65	182,691	1995	2000	0	0	0	52.00	48.00

1 M/H 94+ – 100% - 2016 Heated Area: 1713 HX Base Yr 2016



95221 ELLIS LANDING RD, 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		87,692
TOTAL MARKET OB/XF VALUE		7,987
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		140,679
SOH/AGL Deduction		111,933
ASSESSED VALUE		28,746
TOTAL EXEMPTION VALUE	HX HB WX	28,746
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		140,679
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		113,614

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94-0218	OTHER	0	07/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2001/1905	9/04/2015	WD	Q	I	02	88,500
GRANTOR: LOPER SANDRA K						
GRANTEE: EDENFIELD PERRY ALL						
0343/0736	8/01/1981	WD	Q	V		4,100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W64 S27 E35 N1 E15 S1 E14 N27$.

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
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	79	2,765	
3	1242	WD DECK A	0	100	7	15	105.00	SF	10.00	10.00	100	2012	2012	3	60	630	
4	0351	CARPORT MT	0	100	20	16	320.00	SF	10.00	10.00	100	2017	2017	3	82	2,624	
5	0351	CARPORT MT	0	100	20	12	240.00	SF	10.00	10.00	100	2017	2017	3	82	1,968	

LAND DESCRIPTION

TOTAL OB/XF 7,987

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	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 03/16/2022 BY KWA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS