LOTS 11 & 10
IN OR 1682/1116
{R 106499 & R 106500}

NANCE TODD ALAN
95183 ELLIS LANDING RD
FERNANDINA BEACH, FL 32034

2023

44-2N-28-5130-0011-0000

BUILDING CHARACTERISTICS

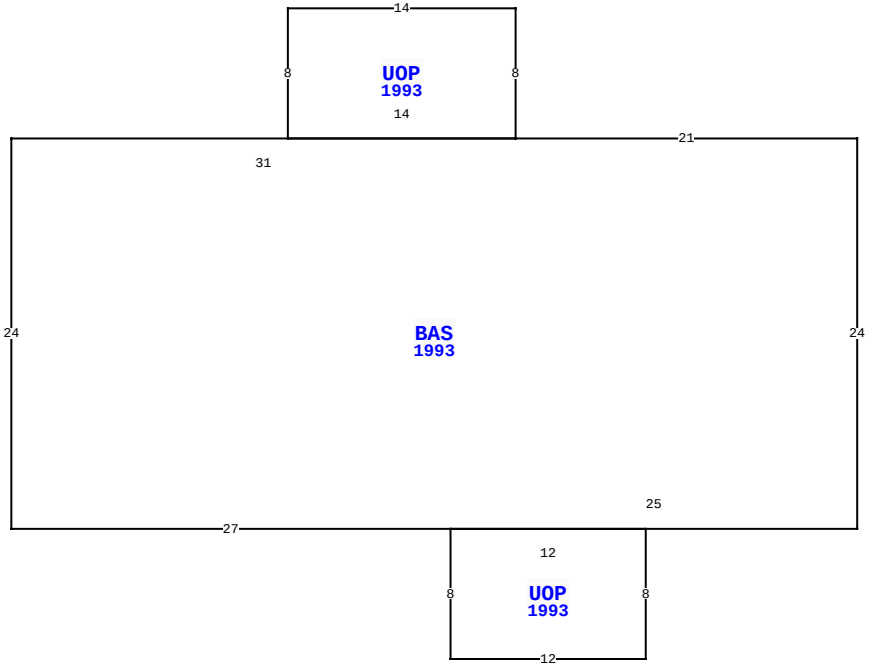
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	05	Quality Level 05
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	1,248	100	1,248	32,356
UOP	96	25	24	622
UOP	112	25	28	726
TOTALS	1,456		1,300	33,704

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,300	132.9600	86.42	112,346	1979	1979	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1248 HX Base Yr



95183 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	33,704
TOTAL MARKET OB/XF VALUE	675
TOTAL LAND VALUE - MARKET	90,000
TOTAL MARKET VALUE	124,379
SOH/AGL Deduction	16,300
ASSESSED VALUE	108,079
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	108,079
TOTAL JUST VALUE	124,379
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	115,060

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94-0187	REPAIR/RRF	1,500	03/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1682/1116	6/09/2010	WD	U	I	30	100
GRANTOR: NANCE RUBY LOUISE						
GRANTEE: NANCE TODD ALAN						
0245/0386	7/01/1977	MS	U	V		5,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W21 UOP=[YR=1993] N8 W14 S8 E14$ W31 S24 E27
UOP=[YR=1993] S8 E12 N8W12$ E25 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	0681	POLE SHED	0	0	18	10	180.00	SF	15.00	15.00	100	1996	1996	3	25	675	

LAND DESCRIPTION

TOTAL OB/XF 675

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		OR	100.00	210.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	000102	C	SFR/MH	0		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: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 08/02/2023 BY SYS