

LOT 12
OR 204/412 & OR 685/1819
ELLIS LANDING UNR

MERTZ JAMES M
95159 ELLIS LANDING
FERNANDINA BEACH, FL 32034

2023

44-2N-28-5130-0012-0000



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	05	AVERAGE 50	0100	01	1,406	128.7000	116.15	163,307	1974	1995	0	0	0	18.00	82.00	VALUATION SUMMARY																			
Exterior Wall	19	COMMON BRK 50	1 SINGLE FAM - 100% - 0													Heated Area: 1370 HX Base Yr																			
Roof Structure	03	GABLE/HIP 100														VALUATION BY										STANDARD									
Roof Cover	12	MODULAR MT 100														Tax Group: 4										Tax Dist:									
Interior Wall	04	PLYWOOD 50														BUILDING MARKET VALUE										133,912									
Interior Wall	05	DRYWALL 50														TOTAL MARKET OB/XF VALUE										5,623									
Interior Floor	14	CARPET 100														TOTAL LAND VALUE - MARKET										45,000									
Air Condition	03	CENTRAL 100														TOTAL MARKET VALUE										184,535									
Heating Type	04	AIR DUCTED 100														SOH/AGL Deduction										100,476									
Bedrooms	3	100														ASSESSED VALUE										84,059									
Bathrooms	1	100														TOTAL EXEMPTION VALUE										HX HB WR 55,000									
Frame	02	WOOD FRAME 100														BASE TAXABLE VALUE										29,059									
Stories	1.	1. 100	TOTAL JUST VALUE										184,535																						
Units	0	100	NCON VALUE										0																						
BUD8 Adjustme	04	DIST 01 100	INCOME VALUE																																
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE										160,448																						
Quality			05	Quality Level 05																															
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	858	100	858	81,719																															
BAS	252	100	252	24,001																															
BAS	260	100	260	24,763																															
FOP	40	30	12	1,143																															
FOP	80	30	24	2,286																															
TOTALS			1,490		1,406	133,912																													
EXTRA FEATURES			95159 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	0351	CARPORT MT	0	100	22	20			440.00	SF	10.00		100	1999	1999	3	20	880																	
2	0510	GARAGE WD-	0	100	22	22			484.00	SF	35.00		100	1999	1999	3	28	4,743																	
LAND DESCRIPTION			TOTAL OB/XF													5,623																			
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																		
REVIEW DATE 01/22/2019 BY KWA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS																																			