

LOT 17 & PT OF SEC 34-2N-28E
IN OR 1630/505(EX OR 2225/581)
ESMTS IN OR 388/406 & 394/334

BERGER TAMARA J
95069 ELLIS LANDING RD
FERNANDINA BEACH, FL 32034

2023

44-2N-28-5130-0017-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 70
Interior Wall	04	PLYWOOD 30
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
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	03	Quality Level 03
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	1,363	100	1,363	117,377
BAS	180	100	180	15,501
BAS	72	100	72	6,200
FOP	171	30	51	4,392
FOP	248	30	74	6,372
FST	64	55	35	3,014
UST	144	45	65	5,598
TOTALS	2,242		1,840	158,455

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	2,345.00	2,345.00
2	1242	WD DECK A	0 100	14	10	140.00	SF	10.00	10.00
5	0476	VF 6 SBPL	0 100	0	0	100.00	LF	32.00	32.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0006	OR	0.00	0.00	1.00

REVIEW DATE 01/22/2019 BY KW

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,840	113.6000	102.52	188,637	1981	1990	0	0	0 16.00	84.00	
1 SINGLE FAM - 100% - 2005 Heated Area: 1615 HX Base Yr 2005												
95069 ELLIS LANDING RD, FERNANDINA BEACH												
BLD DATE XE DATE INC DATE LGL DATE LAND DATE AG DATE 05/30/2023 MLU												

TOTAL OB/XF												
4,407												

TOTAL OB/XF												
4,407												

Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		176,007	
TOTAL MARKET OB/XF VALUE		4,407	
TOTAL LAND VALUE - MARKET		45,000	
TOTAL MARKET VALUE		225,414	
SOH/AGL Deduction		129,258	
ASSESSED VALUE		96,156	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		46,156	
TOTAL JUST VALUE		225,414	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		196,941	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1326838	PORCH	4,541	02/01/2013
5008	GARAGE	6,528	07/01/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1630/0505	7/10/2009	QC U	I	11		5,000
GRANTOR: DICKERSON ROBERT D						
GRANTEE: BERGER TAMARA J						
0903/1952	10/18/1999	WD Q	I			65,000
GRANTOR: THRIFT JOSEPH R & DEL						
GRANTEE: DICKERSON ROBERT D						

BUILDING NOTES						
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BUILDING DIMENSIONS						
BAS=[YR=1993] W25UST=[YR=2009] N12 W12 S12 E12 \$ W22 S29BAS=[YR=2009] S9 FST=[YR=2013] S8 E8 FOP=[YR=2013] E31 N8 BAS=[YR=2013] E8 N9 W8 FOP=[YR=1993] W19 S9 E19N9 \$S9\$ W31 S8 \$ N8 W8 \$ E20 N9 W20 \$ E47 N29 \$.						

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