

MINIEA STEPHEN JR
95043 ELLIS LANDING ROAD
FERNANDINA BEACH, FL 32034

44-2N-28-5130-0018-0000

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	VALUATION SUMMARY																											
Exterior Wall		10	ABOVE AVG 90		0100		01	2,345	119.2268	107.60	252,322	1975	1995		0		0	13.73	86.27	VALUATION BY																										
Exterior Wall		20	FACE BRICK 10		1		SINGLE FAM - 100% - 2010										Heated Area: 2265										HX Base Yr 2010										STANDARD									
Roof Structure		03	GABLE/HIP 100																		Tax Group: 4										Tax Dist:															
Roof Cover		03	COMP SHNGL 100																		BUILDING MARKET VALUE										235,718															
Interior Wall		05	DRYWALL 70																		TOTAL MARKET OB/XF VALUE										58,472															
Interior Wall		04	PLYWOOD 30																		TOTAL LAND VALUE - MARKET										45,000															
Interior Floor		14	CARPET 80																		TOTAL MARKET VALUE										339,190															
Interior Floor		11	CLAY TILE 20																		SOH/AGL Deduction										149,116															
Air Condition		03	CENTRAL 100																		ASSESSED VALUE										190,074															
Heating Type		04	AIR DUCTED 100																		TOTAL EXEMPTION VALUE										HX HB 50,000															
Bedrooms		04	4 100																		BASE TAXABLE VALUE										140,074															
Bathrooms			2.5 100																		TOTAL JUST VALUE										339,190															
Frame		02	WOOD FRAME 100																		NCON VALUE										0															
Stories		1.	1. 100																		INCOME VALUE																									
Units			0 100																		PREVIOUS YEAR MKT VALUE										280,800															
BUD8 Adjustme		04	DIST 01 100																																											
Occupancy		00	NONE 100																																											
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		1,352		100		1,352		125,501																																						
BAS		913		100		913		84,751																																						
FSP		200		40		80		7,426																																						
TOTALS		2,465				2,345		217,678																																						
EXTRA FEATURES																																														
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		0810		CONCRETE A		0 100		0 0		582.00		SF 6.50				6.50		100		1980		1980		3		35		1,324																		
2		0861		POOL GUNIT		0 100		0 0		528.00		SF 85.00				85.00		100		2004		2004		3		40		17,952																		
3		0845		KOOL DECK		0 100		0 0		1,348.00		SF 7.25				7.25		100		2004		2004		3		86		8,405																		
4		0476		VF 6 SBPL		0 100		0 0		48.00		LF 32.00				32.00		100		2010		2010		3		81		1,244																		
5		0911		SCRN RM A		0 100		0 0		1,876.00		SF 17.50				17.50		100		2019		2019		3		90		29,547																		

LOT 18
IN OR 1613/1250
ELLIS LANDING UNR

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2023

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BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4006.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	840	100
TOTALS	840	840

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	840	63.2500	22.14	18,598	2019	2019	0	0	0	3.00	97.00
2 GARAGE RES - 100% - 2010						Heated Area: 840			HX Base Yr 2010			
24 35 35 24 BAS 2019												

BLD DATE		LGL DATE	
YE DATE		LAND DATE	05/30/2023

MLU
