LOT 41
IN OR 2445/1266
ELLIS LANDING UNR

CHISM MICHAEL S/CHISM RHONDA
95047 FLETCHER RD
FERNANDINA BEACH, FL 32034

2023

44-2N-28-5130-0041-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

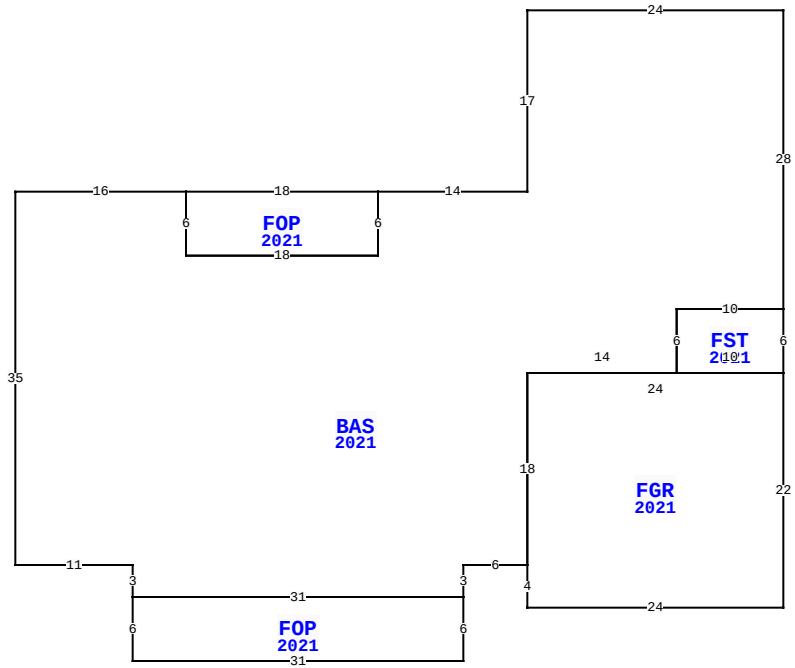
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4006.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,421	100	2,421	340,029
FGR	528	55	290	40,731
FOP	108	30	32	4,494
FOP	186	30	56	7,865
FST	60	55	33	4,635
TOTALS	3,303		2,832	397,754

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,832	118.2720	140.45	397,754	2021	2021	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2022 Heated Area: 2421 HX Base Yr 2022



95047 FLETCHER RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/30/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		409,590
TOTAL MARKET OB/XF VALUE		36,807
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		491,397
SOH/AGL Deduction		180,795
ASSESSED VALUE		310,602
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		260,602
TOTAL JUST VALUE		491,397
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		372,755

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2106665	CO ISSUED	0	09/30/2021
B2107578	STEEL BLDG	27,691	06/25/2021
B2107749	SWIM POOL	15,000	06/15/2021
B2107578	STEEL BLDG	27,691	06/10/2021
B2106665	NEW CONSTR	355,164	05/24/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2445/1266	3/24/2021	WD	Q	V	01	55,000
GRANTOR: MILLER DONNA M						
GRANTEE: CHISM MICHAEL S & R						
1738/0355	4/29/2011	QC	U	V	11	100
GRANTOR: MILLER JAMES D						
GRANTEE: MILLER DONNA M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W24 S17 W14 FOP=[YR=2021] W18 S6 E18 N6$ S6 W18 N6 W16 S35 E11 S3 FOP=[YR=2021] S6 E31 N6 W31$ E31 N3 E6 FGR=[YR=2021] S4 E24 N22 FST=[YR=2021] N6 W10 S6 E10$ W24 S18$ N18 E14 N6 E10 N28$.

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	0812	CONCRETE C	0	100	0	0	913.00	SF	4.00	4.00	100	2021	2021	3	100	3,652	
2	0812	CONCRETE C	0	100	0	0	2,484.00	SF	4.00	4.00	100	2021	2021	3	100	9,936	
3	0810	CONCRETE A	0	100	4	55	220.00	SF	6.50	6.50	100	2021	2021	3	100	1,430	
4	0866	POOL FIBER	0	100	0	0	248.00	SF	72.00	72.00	100	2021	2021	3	97	17,320	
5	0462	ST/AL FNC	0	100	0	0	456.00	SF	10.00	10.00	100	2021	2021	3	98	4,469	

LAND DESCRIPTION

TOTAL OB/XF 36,807

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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	145.00	140.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 02/22/2022 BY DJ Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS

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2023

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NASSAU COUNTY PROPERTY

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	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

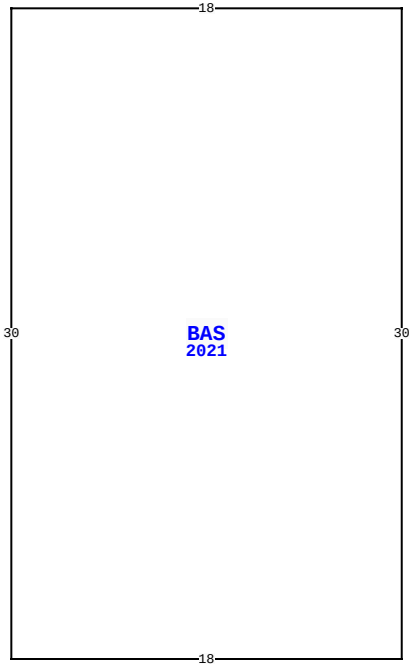
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4006.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	540	100	540	11,836
TOTALS	540		540	11,836

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	540	63.2500	22.14	11,956	2021	2021	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2022 Heated Area: 540 HX Base Yr 2022



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GRANTOR: MILLER JAMES D						
GRANTEE: MILLER DONNA M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W18 S30 E18 N30$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/22/2022 BY DJ Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS