

LOT 42
IN OR 2571/1070
ELLIS LANDING UNR

JOHNSON STEPHEN GREGG & BROOKE/CHISM RHONDA
95079 FLETCHER ROAD
FERNANDINA BEACH, FL 32034

2023

44-2N-28-5130-0042-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,046	100	2,046	291,207
FOP	24	30	7	996
FOP	133	30	40	5,693
FSP	144	40	58	8,255
FUS	544	100	544	77,428
PTO	163	5	8	1,139
STR	32	10	3	427
TOTALS	3,086		2,706	385,145

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	36	24	864.00	SF	6.50	6.50	100	2022	2022	3	100	5,616	
2	0810	CONCRETE A	0 100	0	0	80.00	SF	6.50	6.50	100	2022	2022	3	100	520	

LAND DESCRIPTION			TOTAL OB/XF													
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
1	000100	C	SFR	100	0005	RS-1	145.00	140.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	2,706	119.8560	142.33	385,145	2022	2022	0	0
2 SNGL FAM - 100% - 2023									
Heated Area: 2590									
HX Base Yr 2023									
BAS 2022									
FSP 2022									
PTO 2022									
FOP 2022									
STR 2022									
FUS 2022									

95079 FLETCHER RD, FERNANDINA BEACH									
BLD DATE									
XF DATE									
INC DATE									
LGL DATE									
LAND DATE									
AG DATE									
05/30/2023 MLU									

NASSAU COUNTY PROPERTY			PAGE 1 of 2	4
VALUATION SUMMARY			STANDARD	
VALUATION BY			Tax Group: 4	
Tax Group: 4			Tax Dist:	
BUILDING MARKET VALUE			406,625	
TOTAL MARKET OB/XF VALUE			6,136	
TOTAL LAND VALUE - MARKET			45,000	
TOTAL MARKET VALUE			457,761	
SOH/AGL Deduction			0	
ASSESSED VALUE			457,761	
TOTAL EXEMPTION VALUE			HX HB 50,000	
BASE TAXABLE VALUE			407,761	
TOTAL JUST VALUE			457,761	
NCON VALUE			412,761	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			50,250	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22005452	CO ISSUED	0	11/01/2022
22010949	ADDITION	25,384	07/19/2022
22009369	NEW CONSTR	396,228	06/17/2022
B2113914	DEMOLITION	5,500	10/12/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2571/1070	6/17/2022	WD	Q	V	01
					SALE PRICE
					75,000
GRANTOR: CHISM MICHAEL & RHOND					
GRANTEE: JOHNSON STEPHEN GRE					
2483/1398	7/30/2021	WD	Q	V	01
					49,500
GRANTOR: WELSHER JOHNATHAN D					
GRANTEE: CHISM MICHAEL & RHO					

BUILDING NOTES															
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BUILDING DIMENSIONS															
PTO=[YR=2022] W17 S5 FSP=[YR=2022] W18 BAS=[YR=2022] N5 W18 S44 E17 S9 E12 N2 FOP=[YR=2022] E19 N7 W19 S7\$ N7 E19 N9 E8 N24 FOP=[YR=2022] N4W6S4E6 \$ W20 S2 W18 N8\$ S8 E18 N8\$ S6 E11 N4 E6 N7\$ PTR=E15 FUS=[YR=2022] E18 S32 W18 N18 STR=[YR=2022] N8E4S8 W4\$ E4N8W4 N6\$ W15\$.															

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