

LOT 50
IN OR 2583/1897
ELLIS LANDING UNR

MILLER JAMES SMITH & DONNA M L/E/
95639 ARBOR LANE
FERNANDINA BEACH, FL 32034

2023

44-2N-28-5130-0050-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
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	1,748	100	1,748	189,586
FGR	418	55	230	24,945
FOP	28	30	8	868
FSP	142	40	57	6,182
USP	200	30	60	6,508
TOTALS	2,536		2,103	228,090

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
1	0811	CONCRETE B	0 100	0	0	976.00	SF	5.20	5.20	100	2002	2002
2	0476	VF 6 SBPL	0 100	0	0	60.00	LF	32.00	32.00	100	2003	2003

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000100	C	SFR	100		RS-1	125.00	160.00	1.00	LT		1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,103	101.4790	120.51	253,433	2002	2002	0	0	0 10.00	90.00	
1 SNGL FAM - 100% - 2004 Heated Area: 1748 HX Base Yr 2004												
BLD DATE 03/03/2023 NW LGL DATE 05/30/2023 MLU XF DATE INC DATE												

TOTAL OB/XF 5,441												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000100	C	SFR	100		RS-1	125.00	160.00	1.00	LT		1.00

NASSAU COUNTY PROPERTY												
VALUATION SUMMARY												PAGE 1 of 1 4
VALUATION BY STANDARD												
Tax Group: 4 Tax Dist:												
BUILDING MARKET VALUE 228,090												
TOTAL MARKET OB/XF VALUE 5,441												
TOTAL LAND VALUE - MARKET 45,000												
TOTAL MARKET VALUE 278,531												
SOH/AGL Deduction 137,188												
ASSESSED VALUE 141,343												
TOTAL EXEMPTION VALUE HX HB 50,000												
BASE TAXABLE VALUE 91,343												
TOTAL JUST VALUE 278,531												
NCON VALUE 0												
INCOME VALUE												
PREVIOUS YEAR MKT VALUE 221,506												

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B198619	WINDOWS (12)	12,943	10/01/2019
P14872	REMODEL	0	07/01/2011
R013781	NEW CONSTR	6,500	12/01/2001

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2583/1897	7/22/2022	QC	U	I	11	100			
GRANTOR:MILLER JAMES SMITH &									
GRANTEE:MILLER JOHN A & JAM									
0996/0677	7/06/2001	WD	Q	V		17,500			
GRANTOR:BRANNAN THERON W									
GRANTEE:MILLER JAMES SMITH									

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=2002] W28 USP=[YR=2012] N10 W20 S10 FSP=[YR=2019] S8 E2 N2 E9 S2 E9 N8 W20\$ E20\$ S8 W9 N2 W9 S2 W2 S34 E12 FOP=[YR=2002] S2 E8 N2 W2 N3 W4 S3 W2\$ E2 N3 E4 S3 E11 FGR=[YR=2002] S16 E19 N22 W19 S6\$ N6 E19 N36\$.												