LOTS 62 & 63
IN OR 2241/1472
ELLIS LANDING UNR

TAYLOR HOWARD L
95124 ELLIS LANDING ROAD
FERNANDINA BEACH, FL 32034

2023

44-2N-28-5130-0062-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

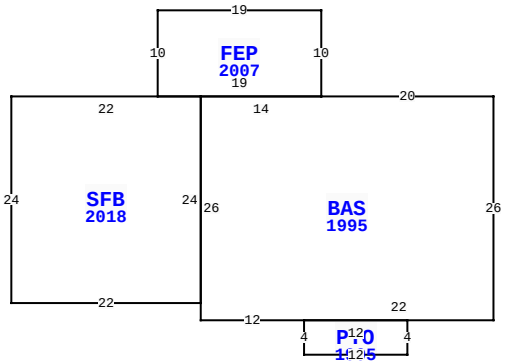
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4006.00		

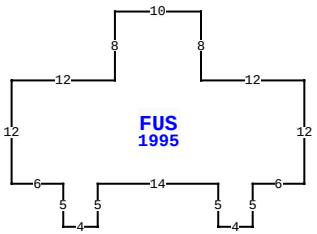
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	884	100	884	84,699
FEP	190	80	152	14,564
FUS	528	100	528	50,590
PTO	48	5	2	191
SFB	528	80	422	40,433
TOTALS	2,178		1,988	190,476

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,988	122.0296	110.13	218,938	1995	1995	0	0	0	13.00	87.00

1 SINGLE FAM – 100% - 2019 Heated Area: 1834 HX Base Yr 2019





95124 ELLIS LANDING 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		190,476
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		280,476
SOH/AGL Deduction		102,245
ASSESSED VALUE		178,231
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		128,231
TOTAL JUST VALUE		280,476
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		240,204

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94 01534	NEW CONSTR	57,731	12/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2241/1472	11/03/2018	QC	U	I	11	100
GRANTOR: TAYLOR YOLANDA D						
GRANTEE: TAYLOR HOWARD L						
0730/1496	6/02/1995	WD	Q	I		89,500
GRANTOR: ROSEBILT INC						
GRANTEE: TAYLOR HOWARD L & Y						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W20 FEP=[YR=2007] N10 W19 S10 E19 $ W14
SFB=[YR=2018] W22 S24 E22 N24 $ S26 E12 PTO=[YR=1995] S4 E12
N4 W12 $ E22 N26 $ PTR= E15 FUS=[YR=1995] E12 N8 E10 S8 E12
S12 W6 S5 W4 N5 W14 S5 W4 N5 W6 N12$ W15 $.

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
1	000100	C	SFR	100		RS-1	100.00	196.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	000100	C	SFR	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 01/18/2019 BY KW Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 08/02/2023 BY SYS