LOT 64
IN OR 1209/1092 & 1100
ELLIS LANDING UNR

NUNLEY SHIRLEY M
95157 FLETCHER RD
FERNANDINA BEACH, FL 32034

2023

44-2N-28-5130-0064-0000

NASSAU COUNTY PROPERTY

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 90
Interior Floo	15	HARDTILE 10
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

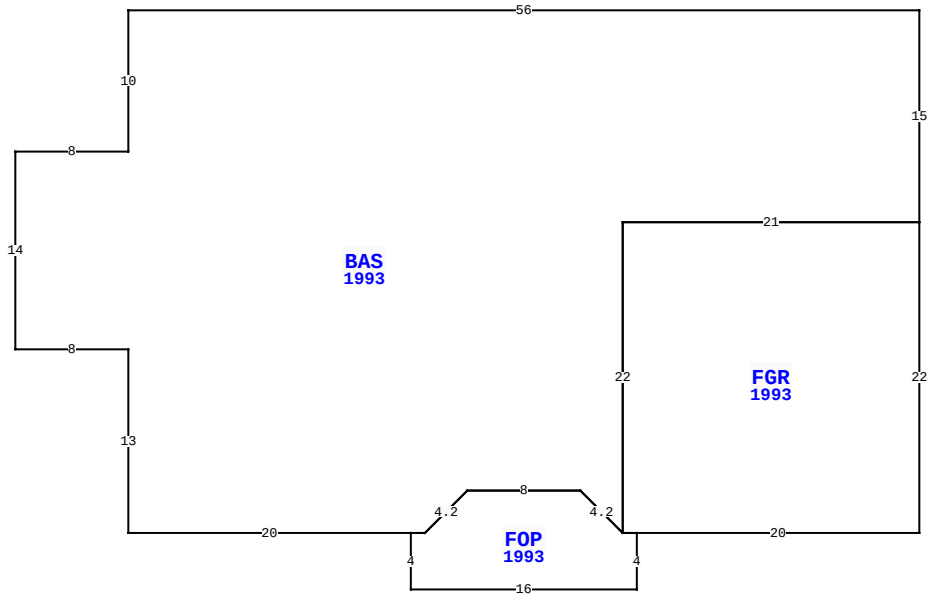
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4006.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,689	100	1,689	178,153
FGR	462	55	254	26,792
FOP	97	30	29	3,059
TOTALS	2,248		1,972	208,003

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,972	102.6893	121.94	240,466	1989	1995	0	0	0	13.50	86.50

1 SNGL FAM – 100% - 2005 Heated Area: 1689 HX Base Yr 2005



95157 FLETCHER RD, FERNANDINA BEACH

BLD DATE	03/03/2023 NW	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		208,003
TOTAL MARKET OB/XF VALUE		6,012
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		259,015
SOH/AGL Deduction		128,679
ASSESSED VALUE		130,336
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		75,336
TOTAL JUST VALUE		259,015
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		205,599

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5792	NEW CONSTR	61,025	06/06/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1209/1100	2/20/2004	PR	U	I	06	100
GRANTOR: HUMM LINDA B P/R						
GRANTEE: NUNLEY MARK & SHIRL						
1209/1092	2/20/2004	WD	Q	I		164,000
GRANTOR: HUMM LINDA ETAL						
GRANTEE: NUNLEY MARK & SHIRL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S10 W8 S14 E8 S13 E20 FOP=[YR=1993] S4 E16 N4 FGR=[YR=1993] E20 N22 W21 S22 E1$ W1 U3 L3 W8 D3 L3 W1$ E1 U3 R3 E8 D3 R3 N22 E21 N15$.

EXTRA FEATURES

LN	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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	68	2,380	
2	0811	CONCRETE B	0	100	0	0	1,174.00	SF	5.20	5.20	100	1989	1989	3	59.5	3,632	

LAND DESCRIPTION

TOTAL OB/XF 6,012

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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	127.00	134.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 01/24/2019 BY KWA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS