

LOT 68
IN OR 2275/671
ELLIS LANDING UNR

LOVE RICHARD V SR/LOVE KELLI J
95074 FLETCHER RD
FERNANDINA BEACH, FL 32034

2023

44-2N-28-5130-0068-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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	1,777	100	1,777	176,489
FGR	704	55	387	38,437
FOP	42	30	13	1,291
USP	352	30	106	10,528
TOTALS	2,875		2,283	226,744

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0811	CONCRETE B	0	100	0	0	1,518.00	SF	5.20	5.20	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	SFR	100		RS-1	135.00	148.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,283	98.6860	117.19	267,545	1990	1990	0	0	15.25	84.75
1 SNGL FAM - 100% - 1998 Heated Area: 1777 HX Base Yr 1998											
USP 2012, FGR 1993, BAS 1993, FOP 1993											

95074 FLETCHER RD, FERNANDINA BEACH				XF DATE INC DATE						LAND DATE AG DATE		05/30/2023	MLU
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
1.00	UT	3,500.00	3,500.00	100	1990	1990	3	70	2,450				
1,518.00	SF	5.20	5.20	100	1990	1990	3	62	4,894				

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		226,744	
TOTAL MARKET OB/XF VALUE		7,344	
TOTAL LAND VALUE - MARKET		45,000	
TOTAL MARKET VALUE		279,088	
SOH/AGL Deduction		141,910	
ASSESSED VALUE		137,178	
TOTAL EXEMPTION VALUE		HX HB DX	55,000
BASE TAXABLE VALUE		82,178	
TOTAL JUST VALUE		279,088	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		220,002	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25210	ADDITION	6,804	10/01/2011
3377	H/AC	3,800	05/02/1990
6360	NEW CONSTR	73,700	03/19/1990

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2275/0671	5/20/2019	QC	U	I	11	100	
GRANTOR: LOVE KELLI J							
GRANTEE: LOVE RICHARD V SR &							
1298/1586	3/01/2005	QC	U	I	01	44,571	
GRANTOR: LOVE KELLI JEAN							
GRANTEE: LOVE RICHARD V SR &							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W45 U2 L2 W4 L2 D2 USP=[YR=2012] N16 W22 S16 E22\$ FGR=[YR=1993] W22 S32 E22 N32 \$ S32 E4 S3 E16 FOP=[YR=1993] E6 N7 W6 S7 \$ N7 E6 S7E15 N3 E12 N32 \$.											