LOT 70
IN OR 2413/1526
ELLIS LANDING UNR

MARINATO ALBERT M
95611 WILDER BLVD
FERNANDINA BEACH, FL 32034

**2023**

**44-2N-28-5130-0070-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 06 | Quality Level 06 |

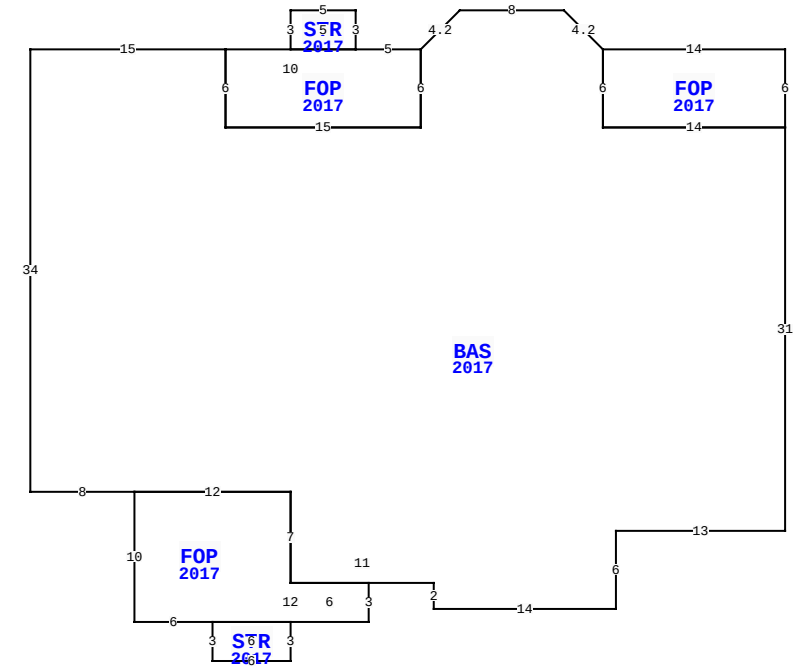
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4006.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 2,073 | 100 | 2,073 | 345,301 |
| FOP | 84 | 30 | 25 | 4,164 |
| FOP | 90 | 30 | 27 | 4,497 |
| FOP | 138 | 30 | 41 | 6,830 |
| STR | 15 | 10 | 2 | 333 |
| STR | 18 | 10 | 2 | 333 |
| TOTALS | 2,418 | | 2,170 | 361,458 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,170 | 143.1290 | 169.97 | 368,835 | 2017 | 2017 | 0 | 0 | 0 | 2.00 | 98.00 |

1 SNGL FAM – 0% - 0 Heated Area: 2073 HX Base Yr




95611 WILDER BLVD, 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 | 376,761 |
| TOTAL MARKET OB/XF VALUE | 8,407 |
| TOTAL LAND VALUE - MARKET | 45,000 |
| TOTAL MARKET VALUE | 430,168 |
| SOH/AGL Deduction | 43,500 |
| ASSESSED VALUE | 386,668 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 386,668 |
| TOTAL JUST VALUE | 430,168 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 351,516 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1706679 | GARAGE | 33,062 | 11/01/2017 |
| B1633548 | CO ISSUED | 0 | 07/21/2017 |
| B1633548 | NEW CONSTR | 241,497 | 12/01/2016 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2413/1526 | 12/03/2020 | WD | Q | I | 01 | 388,800 |
| GRANTOR: CHISM ADAM M & MARCY | | | | | | |
| GRANTEE: MARINATO ALBERT M | | | | | | |
| 2046/0467 | 5/09/2016 | WD | Q | V | 01 | 40,000 |
| GRANTOR: DOOLEY KEVIN F & SUSA | | | | | | |
| GRANTEE: CHISM ADAM M & MARC | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

FOP=[YR=2017] W14 BAS=[YR=2017] U3 L3 W8 D3 L3
FOP=[YR=2017] W5 STR=[YR=2017] N3 W5 S3 E5$ W10 S6 E15 N6$ S6 W15 N6 W15 S34 E8 FOP=[YR=2017] S10 E6 STR=[YR=2017] S3 E6 N3 W6$ E12 N3 W6 N7 W12$ E12 S7 E11 S2 E14 N6 E13 N31 W14 N6$ S6 E14 N6$.

### 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 | 0810 | CONCRETE A | 0 | 0 | 48 | 3 | 144.00 | SF | 6.50 | 6.50 | 100 | 2018 | 2018 | 3 | 98 | 917 | |
| 2 | 0810 | CONCRETE A | 0 | 0 | 35 | 3 | 105.00 | SF | 6.50 | 6.50 | 100 | 2018 | 2018 | 3 | 98 | 669 | |
| 3 | 0812 | CONCRETE C | 0 | 0 | 0 | 0 | 1,740.00 | SF | 4.00 | 4.00 | 100 | 2018 | 2018 | 3 | 98 | 6,821 | |

### LAND DESCRIPTION

TOTAL OB/XF 8,407

| 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 | 0 | | RS-1 | 135.00 | 148.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 45,000.00 | 45,000.00 | 45,000 | | | | | | | |

REVIEW DATE 02/06/2018 BY KW Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS

LOT 70
IN OR 2413/1526
ELLIS LANDING UNR

MARINATO ALBERT M
95611 WILDER BLVD
FERNANDINA BEACH, FL 32034

**2023**

**44-2N-28-5130-0070-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 25 | MOD METAL 100 |
| Roof Structur | 10 | STEEL FRME 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 07 | NONE 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Bedrooms | | 0 100 |
| Bathrooms | | 0 100 |
| Frame | 05 | STEEL 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 06 | Quality Level 06 |

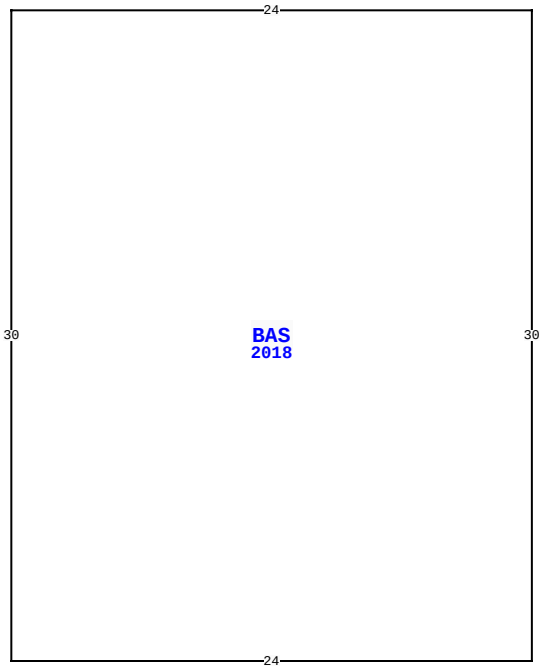
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4006.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 720 | 100 | 720 | 15,303 |
| TOTALS | 720 | | 720 | 15,303 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6500 | 01 | 720 | 63.2500 | 22.14 | 15,941 | 2018 | 2018 | 0 | 0 | 0 | 4.00 | 96.00 |

2 GARAGE RES – 0% - 0 Heated Area: 720 HX Base Yr




95611 WILDER BLVD, 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 | 376,761 |
| TOTAL MARKET OB/XF VALUE | 8,407 |
| TOTAL LAND VALUE - MARKET | 45,000 |
| TOTAL MARKET VALUE | 430,168 |
| SOH/AGL Deduction | 43,500 |
| ASSESSED VALUE | 386,668 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 386,668 |
| TOTAL JUST VALUE | 430,168 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 351,516 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2413/1526 | 12/03/2020 | WD | Q | I | 01 | 388,800 |
| GRANTOR: CHISM ADAM M & MARCY | | | | | | |
| GRANTEE: MARINATO ALBERT M | | | | | | |
| 2046/0467 | 5/09/2016 | WD | Q | V | 01 | 40,000 |
| GRANTOR: DOOLEY KEVIN F & SUSA | | | | | | |
| GRANTEE: CHISM ADAM M & MARC | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=2018] W24 S30 E24 N30$.

### 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

REVIEW DATE 02/06/2018 BY KW Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS