BLK A {K/A PARCEL A} PT OF LOT
5 IN OR 1717/980
WILDERS SUB OF NASSAU RIVER

BOUDROW REANNA A
95020 LADYFISH LANE
FERNANDINA BEACH, FL 32034

2023

44-2N-28-5180-0005-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 50
Exterior Wall	15	CONC BLOCK 50
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		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

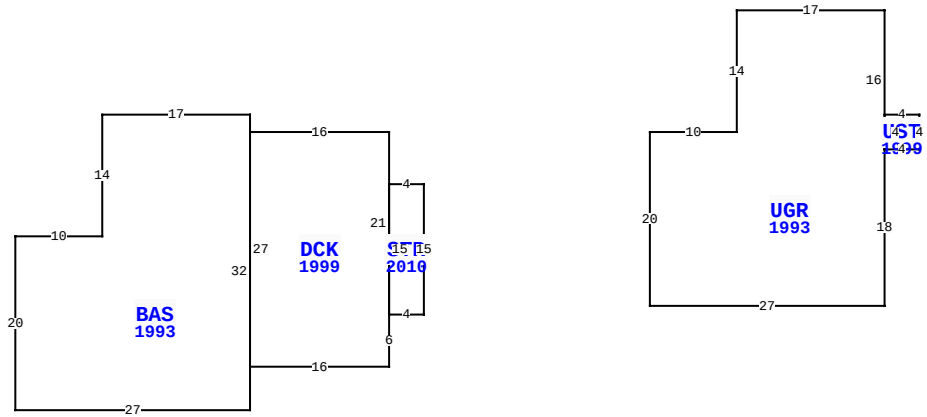
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	778	100	778	55,729
DCK	432	10	43	3,080
STR	60	10	6	430
UGR	778	45	350	25,071
UST	16	45	7	501
TOTALS	2,064		1,184	84,811

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,184	105.4700	95.19	112,705	1957	1980	0	0	0	24.75	75.25

1 SINGLE FAM – 100% - 2012 Heated Area: 778 HX Base Yr 2012



95020 LADYFISH LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		84,811
TOTAL MARKET OB/XF VALUE		1,715
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		131,526
SOH/AGL Deduction		28,215
ASSESSED VALUE		103,311
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		53,311
TOTAL JUST VALUE		131,526
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		116,975

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1802240	REPAIR/RRF	12,000	03/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1717/0980	12/31/2010	WD	U	I	40	95,000
GRANTOR: BARKER ANN E						
GRANTEE: BOUDROW REANNA A						
1673/0530	3/09/2010	QC	U	I	30	100
GRANTOR: COLLINS DANIEL J						
GRANTEE: BARKER ANN E						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=1999] W16 BAS=[YR=1993] N2 W17 S14 W10 S20 E27 N32 $ S27 E16 N6STR=[YR=2010] E4 N15 W4 S15$N21$ PTR=E30 UGR=[YR=1993] E10 N14E17 S16 UST=[YR=1999] E4 N4 W4S4 $ S18 W27 N20 $ W30 $.

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	1980	1980	3	49	1,715	

LAND DESCRIPTION

TOTAL OB/XF 1,715

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	50.00	85.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 05/24/2018 BY KW Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS