

LOTS 12 & 14 OR 244/509
R/W IN OR 244/515
DAVID B MITCHELL SUB UNR

MAYS THERESA L & DONALD E
95108 LANIER RD
FERNANDINA BEACH, FL 32034

2023

45-2N-28-5070-0012-0000



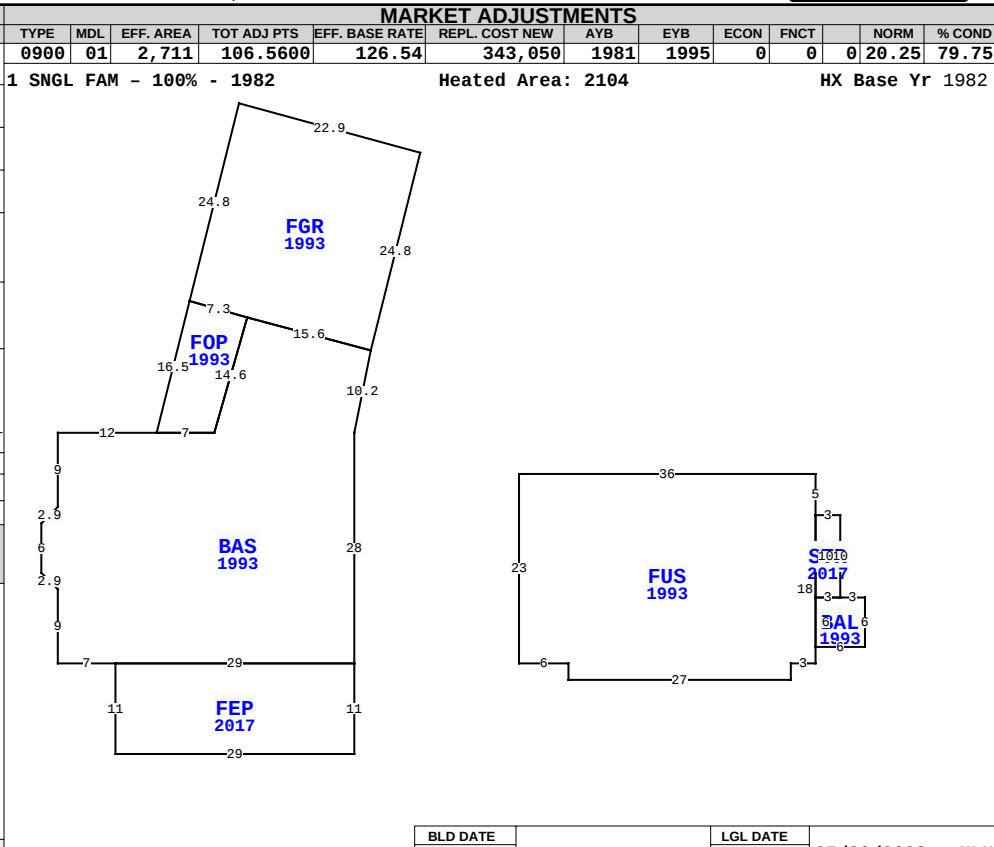
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	07	GAMBREL 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3	100
Frame	02	WOOD 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	4005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	36	15	5	505
BAS	1,222	100	1,222	123,319
FEP	319	80	255	25,734
FGR	565	55	311	31,385
FOP	109	30	33	3,330
FUS	882	100	882	89,007
STR	30	10	3	303
TOTALS	3,163		2,711	273,582

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0511	GARAGE CB-	0 100	12	14	168.00	SF	40.00	40.00
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
3	0812	CONCRETE C	0 100	0	0	2,964.00	SF	4.00	4.00
4	0940	SHEDS/PORT	0 100	12	14	168.00	SF	30.00	30.00
5	0510	GARAGE WD-	0 100	36	32	1,152.00	SF	35.00	35.00
6	0680	POLE SHED	0 100	14	42	384.00	SF	10.00	10.00
7	0681	POLE SHED	0 100	12	42	504.00	SF	15.00	15.00
8	0350	CARPORT WD	0 100	10	14	140.00	SF	13.00	13.00
9	0825	BRICK	0 100	0	0	339.00	SF	5.00	5.00
10	0855	CONC PAVER	0 100	12	7	84.00	SF	10.00	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RS-1	315.00	122.00	0.99



95108 LANIER RD, FERNANDINA BEACH	BLD DATE	LGL DATE	05/30/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RS-1	315.00	122.00	0.99

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		273,582	
TOTAL MARKET OB/XF VALUE		30,234	
TOTAL LAND VALUE - MARKET		81,675	
TOTAL MARKET VALUE		385,491	
SOH/AGL Deduction		186,389	
ASSESSED VALUE		199,102	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		149,102	
TOTAL JUST VALUE		385,491	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		277,385	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0244/0509	8/01/1977	WD	U	V	
GRANTOR:					SALE PRICE
GRANTEE:					7,000

BUILDING NOTES									

BUILDING DIMENSIONS									
FEP=[YR=2017] W29 N11 BAS=[YR=1993] W7 N9 L2 U2 N6 R2 U2 N9 E12 FOP=[YR=1993] U16 R4 FGR=[YR=1993] U24 R6 R22 D6 D24 L6 U4 L15 U2 L7 \$ R7 D2 D14 L4 W7\$ E7 R4 U14 R15 D4 D10 L2 S28 W29\$ E29 S11\$ PTR=E20 N11 FUS=[YR=1993] N23 E36 S5 STR=[YR=2017] E3 S10 BAL=[YR=1993] E3 S6 W6 N6 E3\$ W3 N10\$ S18 W3 S2 W27 N2 W6\$ S11 W20 \$.									

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