BLOCK 1 LOT 8
IN OR 762 PG 1022
WILLOW BRANCH ACRES PB 4/58

EIDSON ELIZABETH A
95055 JUSTIN CT
FERNANDINA BEACH, FL 32034

**2024**

**31-2N-28-4955-0001-0080**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 04 | DIST 01 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 04 | Quality Level 04 |

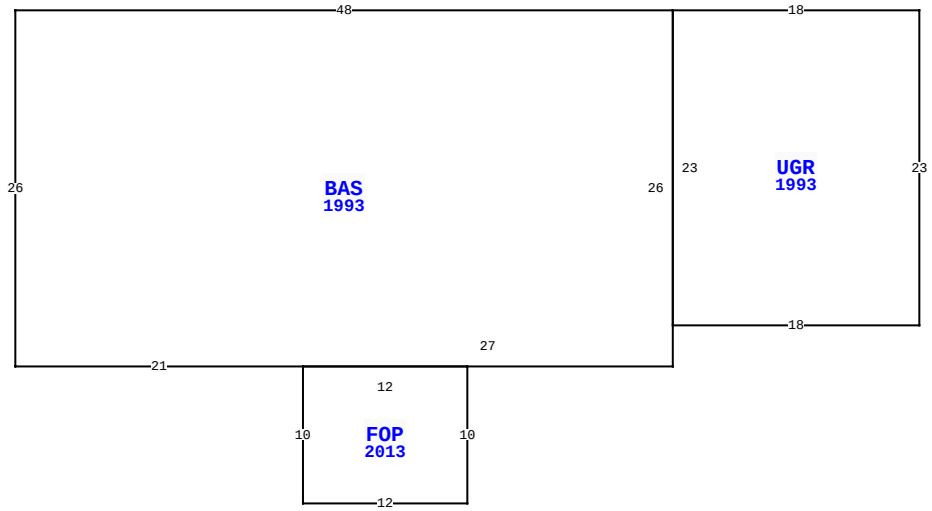
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4007.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,248 | 100 | 1,248 | 115,931 |
| FOP | 120 | 30 | 36 | 3,344 |
| UGR | 414 | 45 | 186 | 17,278 |
| TOTALS | 1,782 | | 1,470 | 136,553 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,470 | 118.8810 | 112.94 | 166,022 | 1980 | 1980 | 0 | 0 | 0 | 17.75 | 82.25 |

1 SINGLE FAM – 100% - 1997 Heated Area: 1248 HX Base Yr 1997




95055 JUSTIN CT, 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 | | 136,553 |
| TOTAL MARKET OB/XF VALUE | | 6,691 |
| TOTAL LAND VALUE - MARKET | | 81,000 |
| TOTAL MARKET VALUE | | 224,244 |
| SOH/AGL Deduction | | 134,461 |
| ASSESSED VALUE | | 89,783 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 39,783 |
| TOTAL JUST VALUE | | 224,244 |
| NCON VALUE | | 6,691 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 211,116 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| R1707547 | REPAIR/RRF | 6,500 | 12/01/2017 |
| 94-0214 | REPAIR/RRF | 1,600 | 12/19/1994 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0762/1022 | 6/10/1996 | WD | Q | I | | 46,000 |
| GRANTOR: MCCLOSKEY CHARLES M & | | | | | | |
| GRANTEE: EIDSON ELIZABETH A | | | | | | |
| 0736/1468 | 8/17/1995 | WD | Q | I | | 59,000 |
| GRANTOR: NORTHEY THOMAS J JR | | | | | | |
| GRANTEE: MCCLOSKEY CHARLES M | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

UGR=[YR=1993] W18 BAS=[YR=1993] W48 S26 E21FOP=[YR=2013] S10 E12 N10 W12$ E27 N26 $ S23 E18 N23 $ .

## 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 | 0351 | CARPORT MT | 0 | 100 | 34 | 24 | 816.00 | SF | 10.00 | 10.00 | 100 | 2024 | 2018 | | 82 | 6,691 | |

## LAND DESCRIPTION

TOTAL OB/XF 6,691

| 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 | 0005 | OR | 0.00 | 0.00 | 1.08 | AC | | 1.00 | 1.00 | 1.00 | 75,000.00 | 75,000.00 | 81,000 | | | | | | | |

REVIEW DATE 04/17/2024 BY NWA Total Acres: 1.08 Total Land Value: 81,000 Market: 0 Agricultural: 0 Common: 81,000 PRINTED 08/06/2024 BY SYS