

PT OF E1/2 OF NW1/4
IN OR 2663/1636
ESMT OR 537/796

GILBERT ELIZABETH V
95061 LOUSHELTONY RD
FERNANDINA BEACH, FL 32034

2024

32-2N-28-0000-0012-0040



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 70
Interior Floo	14	CARPET 30
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
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	4005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,479	100	1,479	143,439
FGR	420	55	231	22,404
FOP	168	30	50	4,849
TOTALS	2,067		1,760	170,691

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EXTRA FEATURES							
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0810	CONCRETE A	0	100	0	0	
2	0810	CONCRETE A	0	100	0	0	
3	0510	GARAGE WD -	0	100	40	30	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	SFR	100	

REVIEW DATE 04/17/2024 BY NWA

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,760	118.0200	112.12	197,331	2005	2005	0	0	0	13.50	86.50	
1 SINGLE FAM - 100% - 2012 Heated Area: 1479 HX Base Yr 2012													
95061 LOUSHELTONY RD, FERNANDINA BEACH													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/30/2023 MLU													

TOTAL OB/XF													
19,336													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		170,691	
TOTAL MARKET OB/XF VALUE		19,336	
TOTAL LAND VALUE - MARKET		150,750	
TOTAL MARKET VALUE		340,777	
SOH/AGL Deduction		189,332	
ASSESSED VALUE		151,445	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		101,445	
TOTAL JUST VALUE		340,777	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		334,443	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1703854	H/AC	0	06/01/2017
B14326	NEW CONSTR	0	01/01/2005
982165	MH MOVE-ON	0	04/01/1998

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2637/527	5/08/2023	QC	U	I	11	100	
GRANTOR: GILBERT EMILY D							
GRANTEE: GILBERT ELIZABETH V							
2663/1636	9/01/2022	QC	U	I	11	100	
GRANTOR: GILBERT EMILY D & LYD							
GRANTEE: GILBERT ELIZABETH V							

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2005] W36 FGR=[YR=2005] N20 W21 S20 E21\$ W15 S29 E15 FOP=[YR=2005] S8 E21 N8 W21\$ E36 N29\$.													