LOTS 7 & 8
IN OR 571 PG 1152
ELLIS LANDING UNR

BROCKETT DANNY J & ROBIN LYNN
95251 ELLIS LANDING
FERNANDINA BEACH, FL 32034

2024

44-2N-28-5130-0007-0000

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	14	CARPET 100
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	01	Quality Level 01

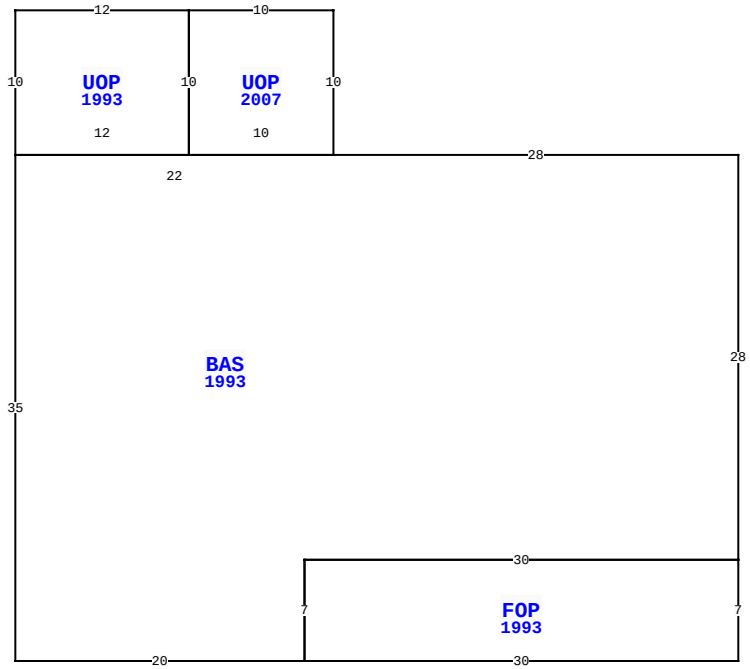
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4006.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,540	100	1,540	158,828
FOP	210	30	63	6,497
UOP	120	20	24	2,475
UOP	100	20	20	2,063
TOTALS	1,970		1,647	169,864

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,647	98.2260	122.78	202,219	1987	1987	0	0	0	16.00	84.00

1 SNGL FAM – 100% - 0 Heated Area: 1540 HX Base Yr



95251 ELLIS LANDING RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/13/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		169,864
TOTAL MARKET OB/XF VALUE		8,801
TOTAL LAND VALUE - MARKET		140,000
TOTAL MARKET VALUE		318,665
SOH/AGL Deduction		209,791
ASSESSED VALUE		108,874
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		58,874
TOTAL JUST VALUE		318,665
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		260,888

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9602551	GARAGE	8,160	01/01/1996
3713	NEW CONSTR	52,100	11/18/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0571/1152	6/06/1989	WD	Q	I		78,800
GRANTOR: HART GORDON & KAREN						
GRANTEE: BROCKETT DANNY & R						
0514/0411	4/02/1987	FS	U	V		100
GRANTOR: HART ROBERT C						
GRANTEE: HART GORDON & KAREN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 UOP=[YR=2007] N10 W10 UOP=[YR=1993] W12 S10 E12 N10$ S10 E10$ W22 S35 E20 FOP=[YR=1993] E30 N7 W30 S7 $ N7 E30 N28 $.

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	1987	1987	3	62	2,170	
2	0825	BRICK	0	100	0	0	66.00	SF	12.50	12.50	100	1995	1995	3	91	751	
3	0510	GARAGE WD-	0	100	20	24	480.00	SF	35.00	35.00	100	1996	1996	3	24	4,032	
4	0803	ASPHALT C	0	100	0	0	1,848.00	SF	2.00	2.00	100	1995	1995	3	50	1,848	

LAND DESCRIPTION

TOTAL OB/XF 8,801

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		RSF-	1100.00	210.00	1.00	LT		1.00	1.00	1.00	70,000.00	70,000.00	70,000							
2	000100	C	SFR	100		RSF-	1100.00	210.00	1.00	LT		1.00	1.00	1.00	70,000.00	70,000.00	70,000							

REVIEW DATE 01/22/2019 BY KWA Total Acres: 0.00 Total Land Value: 140,000 Market: 0 Agricultural: 0 Common: 140,000 PRINTED 08/06/2024 BY SYS