LOT 12
OR 204/412 & OR 685/1819
ELLIS LANDING UNR

MERTZ JAMES M
95159 ELLIS LANDING
FERNANDINA BEACH, FL 32034

2024

44-2N-28-5130-0012-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

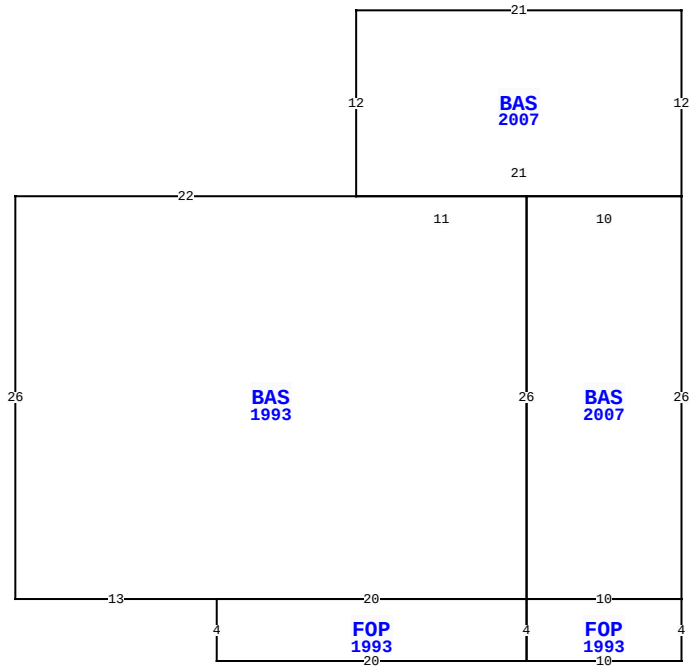
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	19	COMMON BRK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	858	100	858	85,356
BAS	252	100	252	25,070
BAS	260	100	260	25,866
FOP	40	30	12	1,194
FOP	80	30	24	2,387
TOTALS	1,490		1,406	139,873

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,406	128.7000	122.26	171,898	1974	1995	0	0	0	18.63	81.37

1 SINGLE FAM – 100% - 0 Heated Area: 1370 HX Base Yr



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

95159 ELLIS LANDING RD, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		139,873
TOTAL MARKET OB/XF VALUE		5,454
TOTAL LAND VALUE - MARKET		70,000
TOTAL MARKET VALUE		215,327
SOH/AGL Deduction		128,746
ASSESSED VALUE		86,581
TOTAL EXEMPTION VALUE	SL HX HB WR	86,581
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		215,327
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		184,535

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0685/1819	8/03/1993	QC	U	I	01	100
GRANTOR: MERTZ JAMES M						
GRANTEE: MERTZ JAMES &REBECC						
0159/0297	1/01/1973	WD	Q	V		2,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W21 S12 BAS=[YR=1993] W22 S26 E13 FOP=[YR=1993] S4 E20 FOP=[YR=1993] E10 N4 BAS=[YR=2007] N26 W10 S26 E10$ W10 S4$ N4 W20$ E20 N26 W11$ E21 N12$.

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	22	20	440.00	SF	10.00	10.00	100	1999	1999	3	20	880	
2	0510	GARAGE WD-	0	100	22	22	484.00	SF	35.00	35.00	100	1999	1999	3	27	4,574	

LAND DESCRIPTION

TOTAL OB/XF 5,454

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							

REVIEW DATE 01/22/2019 BY KWA Total Acres: 0.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 08/06/2024 BY SYS