LOT 15
IN OR 1169/1448
ELLIS LANDING UNR

PITTMAN BILLY V/PITTMAN TAMMIE B
95109 ELLIS LANDING RD
FERNANDINA BEACH, FL 32034-9503

2024

44-2N-28-5130-0015-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	05	Quality Level 05

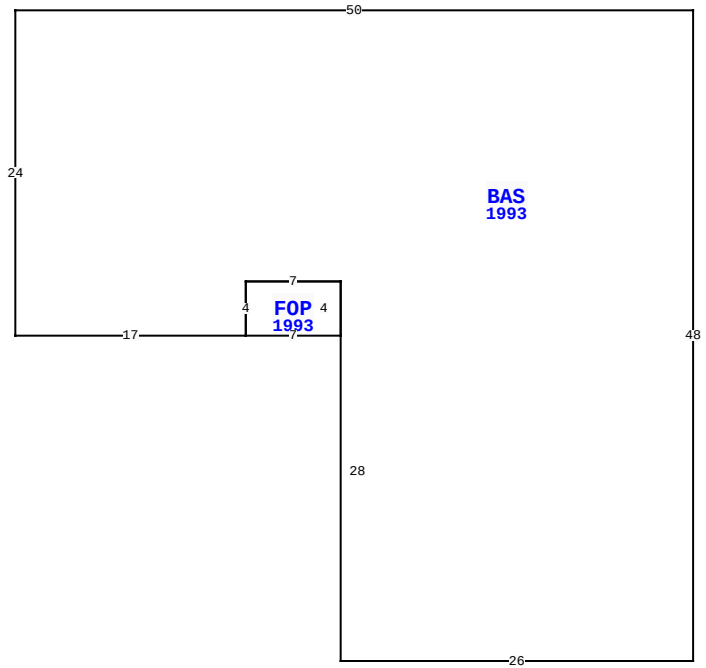
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4006.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,796	100	1,796	185,074
FOP	28	30	8	825
TOTALS	1,824		1,804	185,898

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,804	128.3700	121.95	219,998	1980	1990	0	0	0	15.50	84.50

1 SINGLE FAM – 50% - 2004 Heated Area: 1796 HX Base Yr 2004



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

95109 ELLIS LANDING RD, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		185,898
TOTAL MARKET OB/XF VALUE		1,168
TOTAL LAND VALUE - MARKET		70,000
TOTAL MARKET VALUE		257,066
SOH/AGL Deduction		87,395
ASSESSED VALUE		169,671
TOTAL EXEMPTION VALUE	HA HAB	37,726
BASE TAXABLE VALUE		131,945
TOTAL JUST VALUE		257,066
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		223,290

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1213199	REPAIR/RRF	2,700	11/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1169/1448	9/09/2003	WD	Q	I		132,500
GRANTOR: LANNON ROBERT H & WEN						
GRANTEE: PITTMAN BILLY V & T						
0724/1746	3/02/1995	WD	Q	I		52,500
GRANTOR: DAVIS MITZI DEEN						
GRANTEE: LANNON ROBERT H & W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W50 S24 E17 FOP=[YR=1993] E7 N4 W7S4$ N4 E7 S28 E26 N48$.

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	1242	WD DECK A	0	50	0	0	584.00	SF	10.00	10.00	100	2000	2000	3	20	1,168	

LAND DESCRIPTION

TOTAL OB/XF 1,168

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	50		RSF-1	94.00	209.00	1.00	LT		1.00	1.00	1.00	70,000.00	70,000.00	70,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 08/06/2024 BY SYS